

BICKFORD RANCH DESIGN GUIDELINES

**APPROVED BY
PLACER COUNTY BOARD OF SUPERVISORS
RESOLUTION NUMBER _____**

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Documents Related to the Bickford Ranch Design Guidelines

Bickford Ranch Specific Plan
 Bickford Ranch Development Standards
 Bickford Ranch Environmental Impact Report

INTRODUCTION

PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Design Guidelines for the Bickford Ranch Specific Plan (Plan Area) is to implement the Specific Plan goal of creating a high-quality residential community integrated into the existing natural open space, native oak woodlands, slopes and ridges. This is accomplished, in part, through the establishment of design guidelines for all aspects of the Plan Area that result in the continuity of landscape and architectural themes, while still allowing for individual expression within the parameters of these Guidelines.

The Board of Supervisors approved these guidelines by Resolution Number 2004-_____ on _____ 2004. Resolution 2004-_____ is included in Appendix of this document.

The Bickford Ranch Design Guidelines are contained in a stand-alone document that accompanies the Specific Plan. The design guidelines address design considerations that implement the design and aesthetic intent of the Specific Plan. The Guidelines contain design guidance for individual land uses in the Plan Area including residential areas, Village Commercial site, and parks. The Guidelines also provide design concepts and intent for specific elements in the Plan Area including architectural treatments, entrances, streetscapes, intersections and buffer areas. Where no direction is given in the Bickford Ranch Design Guidelines, the Placer County Landscape Design Guidelines and Rural Design Guidelines apply.

Public and common areas are also addressed in these Guidelines to ensure that streetscapes, intersections, main and individual entries and public gathering areas are consistent with the overall landscape theme of

the Plan Area as well as serving practical purposes such as shading and screening.

Due to the unique topographical features of the Plan Area special attention has been paid to the interface between the areas of development and the natural open spaces as well as to the slopes and ridges on the site. Native and water conserving plants have been selected to blend in with the native vegetation. Plants and groundcover selected for slope areas are water conserving plants suitable for erosion control as well as being fire resistant or fire retardant. Last but certainly not least, the Bickford Ranch Oak Forest and Conservation Plan is incorporated into the landscape guidelines for the reforestation areas. While innovative and aggressive, this Plan is also well-grounded in recognized scientific principles of plant propagation and oak revegetation. Developed by a Registered Forester, the Plan will rejuvenate the existing oak woodland, leading to renewed and restored oak woodland within the Plan Area as well as increasing the extent and quality of species habitat.

Architectural Controls

Architectural controls will be established to ensure that all future structures blend with the natural color scheme of the Plan Area, with restrictions on color palettes and building materials.

Architectural Review Committee (ARC)

An Architectural Review Committee ("ARC") will be established within each Homeowners Association in the Plan Area. Each of the Covenants, Conditions and Restrictions ("CC&Rs") will outline the scope of the review and approval authority of the ARC. In no instance shall the guidelines be less restrictive than the CC&Rs. Similarly, any authority conveyed to an ARC shall not permit the ARC to approve plans, take actions or make decisions that are inconsistent with or less restrictive than these Guidelines.

IMPLEMENTATION OF THE DESIGN GUIDELINES

These Guidelines are intended to apply exclusively to the Bickford Ranch Specific Plan Area. Those portions of the Placer County Landscape Design Guidelines (September 1994) and Rural Design Guidelines that aid in achieving and implementing the goals and policies of the Bickford Ranch Specific Plan have been incorporated into these Guidelines. The Bickford Ranch Specific Plan Area shall be governed by the guidelines contained in the Bickford Ranch Design Guidelines document. Where no guidelines are

provided in this document, the guidelines contained in the Placer County Landscape Design Guidelines and Rural Design Guidelines shall apply.

These Guidelines supersede and replace conflicting County Guidelines for purposes of the landscape and architectural design of the Plan Area. If any provisions contained in these Guidelines conflict with those contained in County Guidelines, the provisions herein shall take precedence.

These Guidelines will be implemented by the County through approval of landscape plans and by the ARC through internal review of landscape and architectural plans.

1. LANDSCAPE

1.1 LANDSCAPE DESIGN GOAL

The landscape design for the Plan Area is a central component of the development of the Plan Area. The Plan Area is distinct in its natural topographical features and native vegetation. This uniqueness is one of the reasons that the Placer County General Plan identified the Plan Area for residential development. Because the existing vegetation and topography enables development to be largely screened from the adjacent surrounding areas, use and enhancement of the existing vegetation blended in with the topography is an essential goal of the landscape design of the Plan Area. Consistent with the General Plan and Appendix C, the landscape design for the Plan Area serves to screen buildings from surrounding areas to complement and enhance the existing vegetation. This is achieved with plant palettes that are compatible with the native plantings and most importantly, revive and reforest the oak woodland community.

Landscaping can dominate a community or it can complement the native surroundings. In this instance, the foundation of the landscape design is the same as the foundation for the development of the residential communities: integration into, not dominance of new elements into the existing landscape and topography of the Plan Area.

It is the prime goal of the landscape design guidelines to recognize, preserve and incorporate into its design the natural resources and features of the Plan Area. In addition, the goal of the landscape design is to create consistency of landscape themes throughout the Plan Area. While it is not the intent to require identical landscape design for the entire Plan Area, it is the goal to avoid unrelated and/or random placement of plant materials and to ensure that varied landscape themes maintain an

overall consistency with the goals and policies of the Specific Plan and with these Guidelines.

The landscape design element of the Plan will serve to unify the communities within Bickford Ranch. In order for the landscape of Bickford Ranch to be effective, each community within the Plan area shall adhere to the following guidelines.

1.2 GENERAL REQUIREMENTS FOR LANDSCAPE PLANS

The following general requirements apply to all landscape plans prepared for the Plan Area.

- Landscape Plans shall be prepared by a Landscape Architect registered to practice in the State of California.
- All Landscape Plans prepared for the Plan Area shall conform to the design guidelines contained in Sections 1 through 14 of the Bickford Ranch Design Guidelines.
- Landscape Plans for projects within the Plan Area shall be reviewed by the County's Development Review Committee process.
- Landscape Plans for any development in the Plan Area shall consider service lines, traffic safety sight line requirements, and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.
- The landscape plans shall include design characteristics that incorporate the concept of "defensible space" such as low-level landscaping to reduce cover for prowlers, entrance ways and windows facing on main access ways.
- The landowners/developers or their successors in interest shall implement all crime deterrence measures as required by the County. Compliance with these requirements shall be noted on building and/or Landscape Plans and shall be monitored through site inspection by County staff prior to issuance of certificates of occupancy.
- CDF fire safety zones shall be included where applicable in the Landscape Plan for all developments in Plan Area.
- Where practical, the components of the storm drainage system shall be designed to retain the character of the existing natural landscape.

1.3 GENERAL REQUIREMENTS FOR PLANTINGS

- The Applicant and/or the Master Home Owners Association shall retain a certified Arborist hereafter referred to as the "Project Arborist". The Project Arborist will oversee the preservation of trees on site during and after construction.
- Landscape Plans shall utilize water conserving and drought tolerant plant materials and incorporate management practices for maintenance and irrigation.
- Street trees and trees planted in privately owned landscaped areas near public walkways or street curbs shall be selected and installed to prevent reasonable damage to sidewalks, curbs, gutters, and other public improvements by selecting a non root-invasive tree species.
- Tree species with invasive root system shall not be allowed near water lines or sewerage lines or sidewalks.
- The developer, or developers, shall plant the pedestrian corridors adjacent to major streets consistent with the timing and phasing of improvements.
- A landscape buffer should be provided along Bickford Ranch Road and Lower Ranch Road roadways and trails.
- Graded transition areas within residential developments that are maintained as open space shall be planted to stabilize the slope and present a natural appearance. Planting shall be with native species.

1.4 GENERAL IRRIGATION REQUIREMENTS

- All irrigation systems in the Plan Area, with the exception of the Reforestation Areas, shall be designed by a California Registered Landscape Architect.
- Automatic irrigation systems shall be installed in all public areas, right of way, and commercial project areas.
- Irrigation throughout the landscape areas of the Plan Area is encouraged by means of water conserving techniques and equipment.

- The irrigation system should be designed to meet the individual water requirements of plant materials.
- Irrigation plans shall utilize low volume spray heads and drip irrigation systems when practical.
- Irrigation plans shall be compatible with water conservation techniques, as appropriate.
- Raw water should be used for the golf course and Bickford Ranch Park if and when available.

1.5 OAK TREE PLANTINGS, PROTECTION & MAINTENANCE

- All oak tree preservation, planting and irrigation shall comply with the Bickford Ranch Oak Woodland Conservation and Revegetation Plan (Appendix B).
- Planting shall be allowed under existing oak trees only if compatible with the oak trees. Plant species and the materials are to be selected from the plant palette list in these guidelines.
- Any substantial change in a native oak tree's environment has the potential to weaken a healthy specimen. Altering the grade within a tree's dripline (the area within the total circumference of the tree including foliage), either by cutting grades or filling soil, will disturb the tree's ability to obtain essential water and, therefore, shall be avoided where feasible.
- Soil compaction within a tree's dripline prohibits the natural exchange of gasses between roots and the atmosphere as well as restricts percolation of water to the root zone. Altering the natural drainage patterns around the trunk of the tree, particularly during months when the tree is normally dry, can smother roots and encourage crown rot and root rot fungus and therefore shall be avoided if at all possible. However, if activity within the dripline must occur then that activity shall follow these guidelines.

1. If grades within the dripline must be altered more than plus or minus six inches (6"), proper drainage and aeration must be provided. Grading shall occur to allow positive drainage with no ponding or excess drainage flowing within the dripline of the tree.

2. In fill situations or when construction occurs within the dripline of existing trees, aeration shall be maintained by means of the installation of a drainpipe aeration system.

3. If retaining walls are required to accommodate grade changes near oak trees, a porous backfill material shall be used behind walls. Walls shall be constructed outside of the dripline of the tree wherever possible.

4. Where a tree well is required to accommodate grade changes within the trees dripline, the well shall be constructed at least six feet (6') from the base of the tree with the retaining wall being several inches higher than surrounding fill. Fill shall be sloped away from the trunk of the tree. Proper drainage and aeration systems shall be provided, radiating out from the trunk, within the tree's dripline. Drainage shall daylight when feasible. Alternative drainage termination may be by means of a dry well.

5. Where trenching for utilities within the dripline of an oak tree located in the public utility easement is unavoidable, the number of trenches shall be minimized to the largest extent possible. Drainage and utility lines should be located in streets and driveways where feasible. The tree should be carefully pruned to remove the number of branches proportional to the number of roots lost.

1.6 INSTALLATION REQUIREMENTS

- All required landscaping and irrigation within the Plan Area should be installed and maintained prior to dedication to the County or prior to becoming the responsibility of the homeowner association.

1.7 GENERAL MAINTENANCE REQUIREMENTS

Landscape maintenance practices shall include but not be limited to the following:

- Irrigation at regular intervals necessary to promote plant health.
- Pruning, clearing of debris and weeds.
- Removal and replacement of dead or dying plant materials.
- Repair and replacement of non-functioning or damaged irrigation equipment.

- Areas of lawn or groundcover shall be trimmed or mowed on a regular schedule.
- Fertilization, cultivation and pruning of trees shall be part of the regular maintenance program.
- Stakes, guy wires, and ties shall be checked regularly for proper function and removed once the plant material is established according to the intent of the Landscape Plan.
- Ties are to be positioned correctly as necessary to avoid damage to tree trunks or branches.

1.8 PLANTING AREAS AND GUIDELINES

The Plan Area has been divided into Planting Areas for purposes of identifying plant palettes that will satisfy the above goals as well as to ensure that compatible and appropriate plant materials are utilized for each particular Planting Area. The Planting Areas are presented in Figure 1.1 and illustrates how the Plan Area has been divided between the Reforestation, Landscape, Wetlands and Park areas. The transition areas between landscaped areas and the natural open spaces have been designed to ensure that compatible plantings occur. Transition areas are discussed further in Section 2 of these Guidelines.

1.8.1 Reforestation Areas

The Reforestation Areas are subject to the requirements and guidelines of the Bickford Ranch Oak Forest and Revegetation Plan (Appendix B). The goal of the Plan is to utilize a scientifically sound ecosystem approach to enhanced biodiversity. Resource management under the Plan will provide an integrated approach to improving and promoting young growth of oaks as well as developing and conserving suitable habitat for a diversity of plant and animal species.

NOT TO SCALE

LEGEND:

- FIRE STATION
- STREET CORRIDORS / PARKS LANDSCAPING
- GOLF COURSE - LANDSCAPING
- WETLANDS ENHANCEMENT PLANTING
- OAK WOODLAND
- RESIDENTIAL LOTS 1 ACRE OR LARGER
- RESIDENTIAL LOTS LESS THAN 1 ACRE
- LAKES AND RESERVOIR
- RESIDENTIAL LOTS ADJACENT TO NATURAL OPEN SPACE WHERE GRADING OCCURS WITHIN BUILDING ENVELOPE ONLY IN ACCORDANCE WITH APPROVED DEVELOPMENT STANDARDS

PROPOSED OAK TREE REFORESTATION AVAILABLE ACRES

- 307 AC REFORESTATION @ APPROXIMATELY 100 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACTUAL TREE PLANTING CAN BE UP TO 200 TREES PER ACRE.
- 74 AC REFORESTATION @ APPROXIMATELY 50 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACTUAL TREE PLANTING CAN BE UP TO 100 TREES PER ACRE.
- 304 AC REFORESTATION @ APPROXIMATELY 25 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACT

Figure 1.1
REFORESTATION, WETLANDS,
LANDSCAPING AND PARKS PLAN

Woodland resources of the Plan Area are generally a mature to over-mature mixture of native trees dominated by the native oaks, which now exist only on those areas with suitable soils. As a result, the primary focus of the Reforestation Areas will be to plant and reestablish younger age classes of predominantly oak trees. The ultimate goal of the Plan is to create a viable and multi-generation oak woodland within the Plan Area. Oak acorns have already been collected from the Plan Area for three seasons. Utilizing scientific root generation techniques, three different generations of oak seedlings of different varieties are currently being grown at the Bitterroot Restoration site. By the time any oaks are planted within the Plan Area, the ages of the seedlings will vary from approximately four years to one year in age.

The specific reforestation areas were selected by a registered forester as the sites with suitable habitat to support native-oak tree seedling plantings. The plantings, maintenance and monitoring of the reforestation areas shall be subject to the Oak Woodland Conservation and Revegetation Plan monitoring program that will include guidelines for fertilization, irrigation and weed control. The Oak Woodland Conservation and Revegetation Plan is contained in Appendix B of this document and Appendix VI of the Draft EIR.

The reforestation effort for the Plan Area will include planting of mitigation ratio of 2:1, approximately 21,200 seedlings will be planted in the Plan Area. In addition, 6,000 more mature trees (five-gallon, 15-gallon and 24-inch box) trees will be planted to replace tree canopy of various ages and to provide visual screening. The distribution of container sizes for the mature plantings is the following:

Container Size	Distribution of Plantings
24-inch box	23%
15 gallon	32%
5 gallon	37%
Seedling	8%

Container size based on 15 gallon container holding one inch dbh plant.

Most of the valley oak trees will be planted in the lower meadow area adjacent to lakes and within Tower Park and Bickford Ranch Park. Larger stock trees will be planted where they will be visible from off-site and where they provide the greatest screening values. Larger oak plantings (five gallon, fifteen gallon, 24-inch box) trees will also be planted throughout the project to replace the existing visual canopy.

1.8.2 Landscaped Areas

The following general principles apply in the selection of plantings in the landscaped areas, including streetscapes:

- The scale and nature of landscape materials should be appropriate to the site and/or structure.
- Where shade is desired, broad-spreading canopy-type trees are appropriate.
- Landscaping incorporated into building design, such as trellises, arbors and cascading type plants, is encouraged.
- The use of native plant materials and drought tolerant plant materials is highly encouraged.
- The use of native rocks and boulders in the landscaped areas is encouraged.
- Plants selected for slope areas are to be water conserving plants that are suitable for erosion control.
- Plants should be carefully selected for their reaction to exposure to wind, sun, shade and soil conditions.
- For screening purposes, specific species of shrubbery and other landscaping should be selected that are fast growing with a large horizontal leaf spread.
- Use of deciduous trees along the interior zone of parking areas is encouraged to provide summer shading and winter sun.
- Parking areas are to be screened to the extent possible with a landscape buffer, including but not limited to earth berms, tall shrubs and trees and shall provide fifty percent (50%) filtered shade coverage by 15 years of growth.

Within the landscaped areas, the types of trees plantings have been organized based on the nature of the topography, type of exposure and soil conditions of each landscaped area. These areas are known as the Ridges, Heritage Ridge and the Meadows. The tree list contained in

Section 1.3 is not all inclusive and other species of trees, shrubs and groundcovers may be used if consistent with the general principles set forth in this section.

1.8.3 Wetlands Area

All preserved wetlands in the Plan Area shall be subject to the Bickford Ranch Wetlands Preservation and Impacts Plan, described in Section 7 of the Specific Plan. As noted in Figure 1.1, with the exception of vernal pool mitigation, all wetland mitigation will occur on-site within the natural open space in the Meadows area. Together with the lakes constructed in the Meadows area, the emergent wetlands will increase the overall functions of on-site wetland habitat for wildlife.

The Wetland Preservation Plan includes the following components:

- Vegetated wetland preservation easements of at least 50 feet and up to 100 feet. See Figure 7.1 of the Bickford Ranch Specific Plan.
- Construction of bio filters between upland areas and wetlands within the Meadows areas to protect water quality.
- Construction of wildlife passageways beneath roadways where wetlands are located near roads.

The U.S. Army Corps of Engineers has issued a permit for the Plan Area. All revegetation, maintenance and monitoring within the wetlands and buffer areas shall be subject to the requirements of this permit.

1.8.4 Park Areas

The landscaping guidelines for the park areas are discussed in Sections 3 and 4 of these Guidelines.

1.8.5 Golf Course

Grasslands adjacent to the golf course will be preserved and enhanced with additional grass plantings.

1.9 TREE PALETTES

Plant materials selected for Bickford Ranch represent plants that enhance the native palette found in the foothill woodland environs as well as colors, texture, and forms necessary to replicate the character of the existing terrain and landform. Each landform has a specific plant community palette with dominant types of tree plantings presented below.

Other species of trees may be used with the approval of Placer County and provided they are consistent with the general goals and guidelines of this section.

Ridges

Trees for the Ridges shall be composed of the following types:

- *Pinus spp.* (Pines) (native-appearing)
- *Quercus spp.* (Oaks) (native-appearing)
- *Robiniaambigua* (Pink Locust)

Heritage Ridge

Trees for the Heritage Ridge shall be comprised of the following types:

- *Quercus spp.* (Oaks) (native-appearing)
- *Pinus spp.* (Pines) (native-appearing)
- *Robiniaambigua* (Pink Locust)

Meadows

Trees for the Meadow areas shall be comprised of the following types:

- *Raywood* (Ash)
- *Salix babylonica* (Weeping Willow) (native-appearing)
- *Fruit trees* (plums, peaches, etc.)
- *Quercus spp.* (Oaks) (native-appearing)

1.10 PLANT PALETTES FOR STREET TREE PLANTINGS

The dominance of *Platanus Acbrifolia* (London Plane) and *Quercus Rubra* (Red Oak) along both sides of Bickford Ranch and Lower Ranch Roads will visually form a continuous treescape in the Plan Area symbolically forming the link to each individual residential community. This thread of continuity in tree mass and form will identify these main collector roads and trail systems linking the separate residential communities to the public areas and two village core areas.

Trees along these streets should be comprised of the following types:

- *Acer Rubrum* (Red Maple)
- *Platanus Acbrifolia* (London Plane)
- *Pinus eldarica* (Pines) (native-appearing)
- *Quercus Rubra* (Red Oak) (native-appearing)

1.11 COMMUNITY PERIMETER LANDSCAPE BUFFER

Trees for the buffer areas are to be massed to partially screen the development from the main adjacent highways. These trees will be used along with earthen berms for visual and sound barriers and shall be comprised of the following tree types. Emphasis should be placed on the use of species that are native appearing rather than ornamental, except at project entryways.

- *Pinus spp.* (Pines) (native-appearing)
- *Quercus spp.* (Oaks) (native-appearing)

1.12 ADDITIONAL PLANT MATERIALS

The following additional plant palettes represent plant materials that can be added in each plant community in Bickford Ranch. These plants when matured should enhance and complement the existing native plants and vegetation.

Native Grass and Wildflower Mix

- *Bromis diandrus* (Rip gut brome)
- *Bromis molia* (Soft chess)
- *Collinsia heterophylla* (Chinese houses)
- *Gilia tricolor* (Bird's Eyer Gilia)
- *Eschscholzia californica* (California poppy)

- *Lupinus latifolius* (Lupine)
- *Nemophila menzilsii* (Five spot)
- *Silene californica* (California pink)

Groundcovers

- *Ceanothus Griseus 'horizontalis'* (Carmel Creeper)
- *Baccharis pilularis 'twin peaks'* (Dwarf Coyote Brush)
- *Cotoneaster Dammeri 'lowfast'* (Lowfast Cotoneaster)
- *Coprosma Pumila* (Creeping Coprosma)
- *Dietes Bicolor* (Fornight Lily)
- *Euonymus Fortunei 'colorata'* (Purple Leaf Wintercreeper)
- *Hemerocallis spp.* (Daylily)
- *Hypericum calycinum* (St. Johnswort)
- *Juniperus spp.* (Junipers)
- *Liriope muscari* (Blue Lily Turf)
- *Mahonia aquifolium - Compacta* (Dwarf Oregon Grape)
- *Muhlenbergia Rigens* (Deer Grass)
- *Myoporum Parvifolium 'prostrata'* (Creeping Myoporum)
- *Osteospermum* (African Daisy)
- *Rosmarinus Officinalis* (Rosemary)
- *Trachelospermum jasminoides* (Star Jasmine)
- Turf (mixed drought tolerant grasses)
- *Vinca Major* (Periwinkle)
- *Vinca Minor* (Dwarf Periwinkle)

Shrubs

- *Abelia Spp.* (Abelia)
- *Agapanthus Africanus* (Lily of the Nile)
- *Arbutus unedo 'Compacta'* (Dwarf Strawberry Tree)
- *Azalea 'Southern Indica'* (Azalea)
- *Buddleia Davidii* (Butterfly Bush)
- *Callistemon Citrinus* (Lemon Bottlebrush)
- *Berberis spp.* (Barberry)
- *Ceanothus Cuneatus* (California lilac)
- *Ceanothus Spp.* (Wild Lilac)
- *Cercis Canadensis* (Eastern Redbud)
- *Cercis Occidentalis* (Western Redbud)
- *Cistus Spp.* (Rock Rose Species)
- *Cornus Stolonifera* (Redtwig Dog Wood)
- *Elaeagnus Pungens* (Silverberry)
- *Cotoneaster spp.* (Cotoneaster)
- *Escallonia fradesi* (Escallonia)
- *Feijoa Sellowiana* (Pineapple Guava)

- *Festuca Ovina Glauca* (Big Blue Lily Turf)
- *Fremontodendron californica* (Flannel bush)
- *Grevilla Noellii* (Grevillea)
- *Acer Rubrum* (Red Maple)
- *Heteromeles arbutifolia* (Toyon)
- *Nandina Domestica* (Heavenly Bamboo)
- *Photinia Fraseri* (Photina)
- *Pittosporum Tobira* 'Variegata' (Variegated Tobira)
- *Pittosporum Tobira* 'Wheeleri' (Wheeler's Dwarf Tobira)
- *Pittosporum Tobira* (Mock Orange)
- *Pyracantha spp.* (Firethorn)
- *Raphiolepis Indica* (India Hawthorne)
- *Rhamnus californica* (Coffeeberry)
- *Rhomneya Coulteri* (Matilija Poppy)
- *Rhus Ovata* (Sugar Bush)
- *Ribes spp.* (Currant)
- *Umbellularia Californica* (California Bay)
- *Salvia greggii* (Salvia)
- *Viburnum tinus* (Laurus Tinus)
- *Xylosma congestum* (Shiny Leaf Xylosma)

Trees

- *Acer Rubrum* (Red Maple)
- *Alnus Rhombifolia* (White Alder)
- *Alnus Cordata* (Italian Alder)
- *Albizia Julibrissin* (Silk Tree)
- *Arbutus Unedo* (Strawberry Tree)
- *Fraxinus dipelta* (Foothill Ash)
- *Fraxinus oxycarpa* 'Raywood' (Raywood Ash)
- *Lagerstroemia Indica* (Crape Myrtle)
- *Liriodendron Tulipifera* (Tulip Tree)
- *Malus Spp.* (Crabapple)
- *Nyssa Sylvatica* (Tupelo)
- *Olea europaea* (Olive)
- *Pinus muricata* (Bishop Pine)
- *Pinus nigra* (Austrian Pine)
- *Pinus thunbergiana* (Japanses Black Pine)
- *Platanus Acerifolia* 'Bloodgood' (London Plane)
- *Platanus Racemosa Californica* (Bloodgood)
- *Populus bolleana* (Poplar)
- *Pyrus calleryana* 'Aristocrat' (Flowering Pear)
- *Quercus agrifolia* (Live Oak)
- *Quercus douglasii* (Blue Oak)

- *Quercus lobata* (Valley Oak)
- *Quercus Rubra* (Red Oak)
- *Quercus Virginia* (Southern Live Oak)
- *Robinia Ambigua* 'Purple Robe' (Pink Flowering Locust)
- *Quercus Wizlizenii* (Interior Live Oak)
- *Sapium Sebifeum* (Chinese Tallow)
- *Salix Babylonica* (Weeping Willow)
- *Sequoia sempervirens* 'Soquel' (Coast Redwood)
- *Tilia Cordata* (Little Leaf Linden)
- *Ulmus Parvifolia* (Evergreen Elm)
- *Umbellutaria Californica* (California Bay Tree)

1.13 LANDSCAPE MATERIALS

Landscape materials distinctive to southwestern Placer County and native to the Plan Area should be utilized. Examples of these materials include but are not limited to the following.

- Natural fieldstone found on the site.
- Heavy timbers to accent structures.
- Open view to demarcate boundaries while preserving views.
- Low stone walls to identify entries and special emphasis areas.
- Use of iron or brass accents in signage and incorporated into other key areas.

2. TRANSITION & BUFFER ZONES

2.1 DESIGN GOALS

The goal within the transition zones is to provide a visual blending from the native undisturbed areas to the more formal landscape treatment planned adjacent to development features.

Buffer zones are those areas along the edges of the Plan Area, where open space and/or additional plantings are required to provide buffers consistent with General Plan policy between different land uses.

The intent for the transition and buffer areas that are adjacent to natural open space is to require the least amount of formal landscaping. Management thereof should be limited to that required for fire prevention by the creation of fuel modification zones.

2.2 TRANSITION ZONES

There are two types of transition zones in the Plan Area: planting transition zones between landscaped areas and natural open space areas and grading transition zones.

2.2.1 Planting Transition Zones

Transition planting zones on Bickford Ranch are those areas between the landscape areas and the natural grasslands and woodlands. The transition zones will be planted primarily with native species found on the Plan Area or in the immediate vicinity of the Plan Area. Planting guidelines are as follows:

- The overstory trees will be the native oaks, sycamore and willow.
- Shrub plantings will consist of *ceanothus* (buck brush), snowberry and other native species.
- Container sizes will generally be liners (2 x 2 x 10 inches), 1-gallon size, and 4-gallon size deep pots mixed with lesser amounts of 5 and 15-gallon size containers.
- Site conditions namely soil depth, aspect and visibility will determine final locations and planting patterns.

2.2.2 Grading Transition Zones

The grading transition zones in the Plan Area will occur where grading activities create a transition slope between residential areas or between developed areas and natural open space. These areas will be subject to revegetation requirements as set forth in the Master Grading Plan. The following general landscape guidelines will also apply:

- Sloped transition areas between rear residential areas should be used as a landscaped extension of the natural landscape. Informal tree plantings should be massed in the transition area.
- Tree plantings located between residential developments and areas of natural open space should be of greatest density near the rear lot lines and more widely spaced closer to the natural open space.
- All tree plantings shall utilize native-appearing species as opposed to ornamental species.
- All graded/disturbed area should be covered with a mulch material in accordance with the erosion control plan prepared as part of the grading plan.

2.3 BUFFER ZONES

Two sorts of buffer zones will exist in the Plan Area: buffer zones around wetland preservation areas and buffer zones between land uses in the Plan Area and adjacent land uses. Buffer areas around wetland preservation areas are addressed in Section 1 of these Guidelines. For

buffer zones between Plan Area land uses and adjacent land uses, the intent is to leave these areas as natural open space with maintenance limited to that required under the Bickford Ranch Fuel Modification Plan and, where applicable, the maintenance and monitoring for the oak woodland revegetation areas.

2.4 LOT RESTRICTIONS

Those lots identified in Section 1.5 of the Bickford Ranch Development Standards shall be subject to the Identified Lot Restrictions in the Bickford Ranch Development Notebook that may include tree removal restrictions.

3. BICKFORD RANCH PARK

3.1 PARK PLAN

Bickford Ranch Park has been carefully designed to incorporate recreation facilities with natural areas and wetland preserves. Consequently, Bickford Ranch Park provides both active as well as passive recreation opportunities for the residents of not only the Plan Area but also the surrounding community.

Bickford Ranch Park is located adjacent to Sierra College Boulevard and is oriented in a northwest to southeast direction. This location provides convenient access for residents inside as well as outside the Plan Area via Lower Ranch Road to both the recreation facilities in the park as well as the main Plan Area trailhead. The park also serves as a greenbelt adjacent to Sierra College Boulevard and buffers the residents in the Plan Area from Sierra College Boulevard.

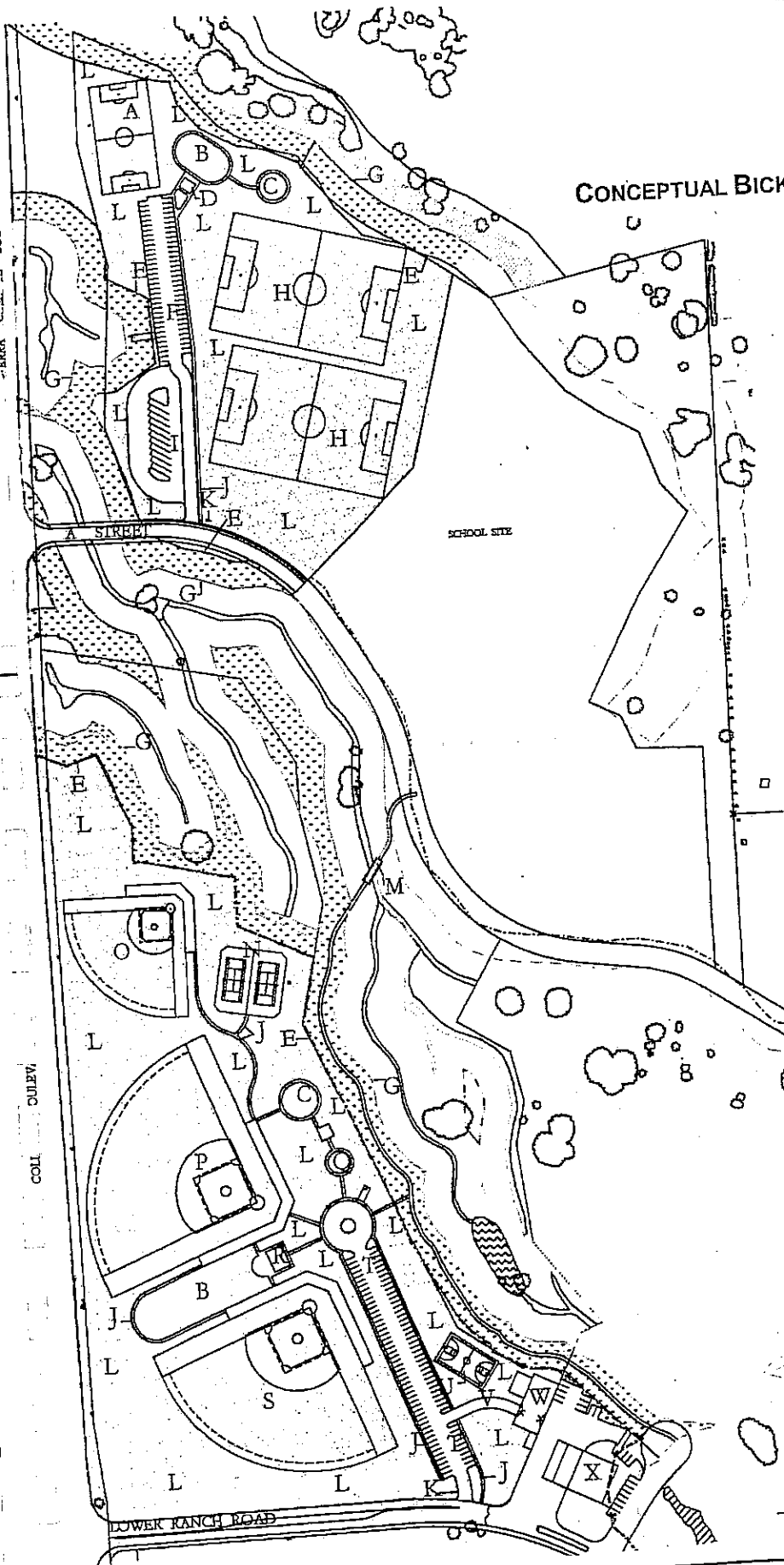
A conceptual configuration of the passive and active recreation facilities within Bickford Ranch Park is shown on Figure 3.1. Design details related to Bickford Ranch Park are included in Appendix A.

3.2 ACTIVE RECREATION OPPORTUNITIES

The types of active recreation facilities included in the conceptual design of Bickford Ranch Park are based on the County General Plan policies for improved parkland. They have also been designed based on the current needs in the community for additional ball fields, soccer fields as well as tot lots and playgrounds.

BICKFORD RANCH

FIGURE 3.1
CONCEPTUAL BICKFORD RANCH PARK DESIGN



KEY

A	110' X 200' SOCCER FIELD
B	PICNIC AREA
C	PLAY APPARATUS AREA
D	RESTROOM/STORAGE AREA
E	100' WETLAND BUFFER
F	AUTO PARKING
G	50' WETLAND BUFFER
H	220' X 330' SOCCER FIELD
I	EQUESTRIAN PARKING
J	PEDESTRIAN WALK
K	PARK SIGN
L	LANDSCAPE AND LAWN AREA
M	FOOTBRIDGE
N	TENNIS COURTS
O	LITTLE LEAGUE BASEBALL FIELD
P	320' BASEBALL FIELD
Q	SWINGS AREA
R	RESTROOMS/CONCESSION AREA
S	300' BASEBALL FIELD
T	AUTO PARKING AND DROP OFF
U	BASKET BALL COURT
V	MAINTENANCE ACCESS ROAD
W	MAINTENANCE BUILDING AND YARD
X	FIRE STATION

Landscape in the improved parkland areas will be based on requirements for turf and other design requirements for each of the recreation facilities. Actual landscape plant varieties will be determined by the County Department of Facility Services.

No lighting shall be installed for the play fields and lighting for security purposes shall be subject to the lighting standards in the Bickford Ranch Development Standards. A gate shall be installed at the entrance to Bickford Ranch Park, but shall only be closed at nighttime for security purposes.

3.3 PASSIVE RECREATION OPPORTUNITIES

The design of Bickford Ranch Park illustrates the theme of the Plan Area. In this instance, it is the integration of constructed recreation facilities into the surrounding natural features and landscape of the Plan Area. The active recreation facilities have been located in areas that are the least environmentally sensitive in this portion of the Plan Area. Extensive wetland preservation areas are encompassed within the passive recreation areas of the park. These areas can be enjoyed by the community through the integration of the trails within the passive open space, with interpretive signs educating the passer-by on the resource. However, intrusion into this resource shall be prevented through the installation of wood rail fencing and extensive riparian vegetation buffers. The wetlands will be further protected through the recordation of Wetland Preservation Easements.

Wetland buffer areas may be enhanced as depicted in Figure 3.2 and natural grasses could be planted in these areas. Any such planting, however, shall be consistent with U.S. Army Corps of Engineers 404 Permitting Requirements and installed with the project.

3.4 BICKFORD RANCH TRAILHEAD

Bickford Ranch Park also includes the Plan Area trailhead, providing convenient access to the public trail system for both the residents and the surrounding community. An equestrian staging area will be located in the northern section of the park and will allow horse riders to directly access the equestrian trail system. Access to the bike

and pedestrian trails are provided from Bickford Ranch Road, with convenient parking provided in both sections of the park. Design details related to Bickford Ranch Park trails are included in Appendix A.

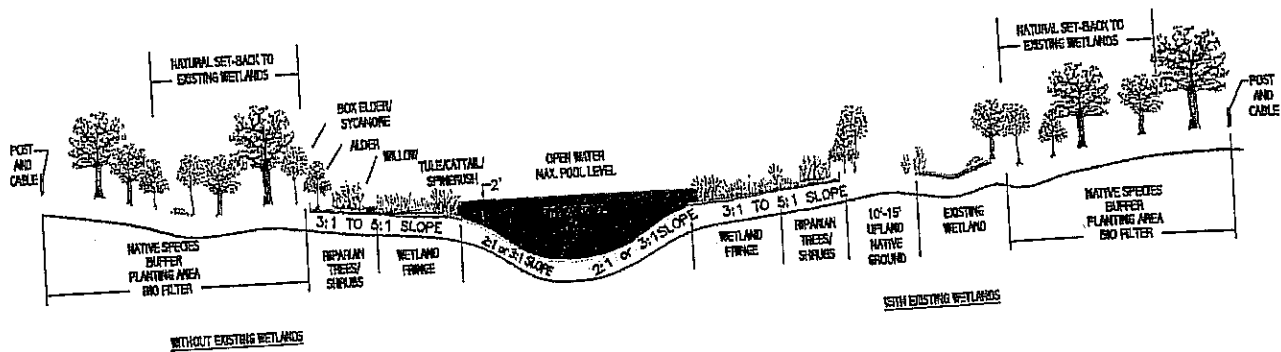


FIGURE 3.2
WETLAND CROSS SECTION

3.5 BICKFORD RANCH PARK LANDSCAPING GUIDELINES

In addition to design requirements for the active recreation facilities, the following landscape guidelines will govern the park landscaping:

- With the exception of the active recreation areas and areas between and adjacent to the active recreation facilities, the majority of the park will be planted with native trees, shrubs and grasses to blend with the existing native vegetation.
- The use of oaks, pines and London Plane trees will dominate the tree plantings, while tree plantings of willows will dominate along the drainage areas.

4. TOWER PARK

4.1 PARK PLAN

Tower Park is designed as a public neighborhood park and is located near Ridge 15 and 16 in the eastern portion of the Plan Area. Although smaller in scope than its counterpart, Bickford Ranch Park, Tower Park is still designed to serve the active and passive recreation needs of the surrounding Plan Area neighborhood. A conceptual design of Tower Park is depicted in Figure 4.1. Design details for Tower Park are included in Appendix A.

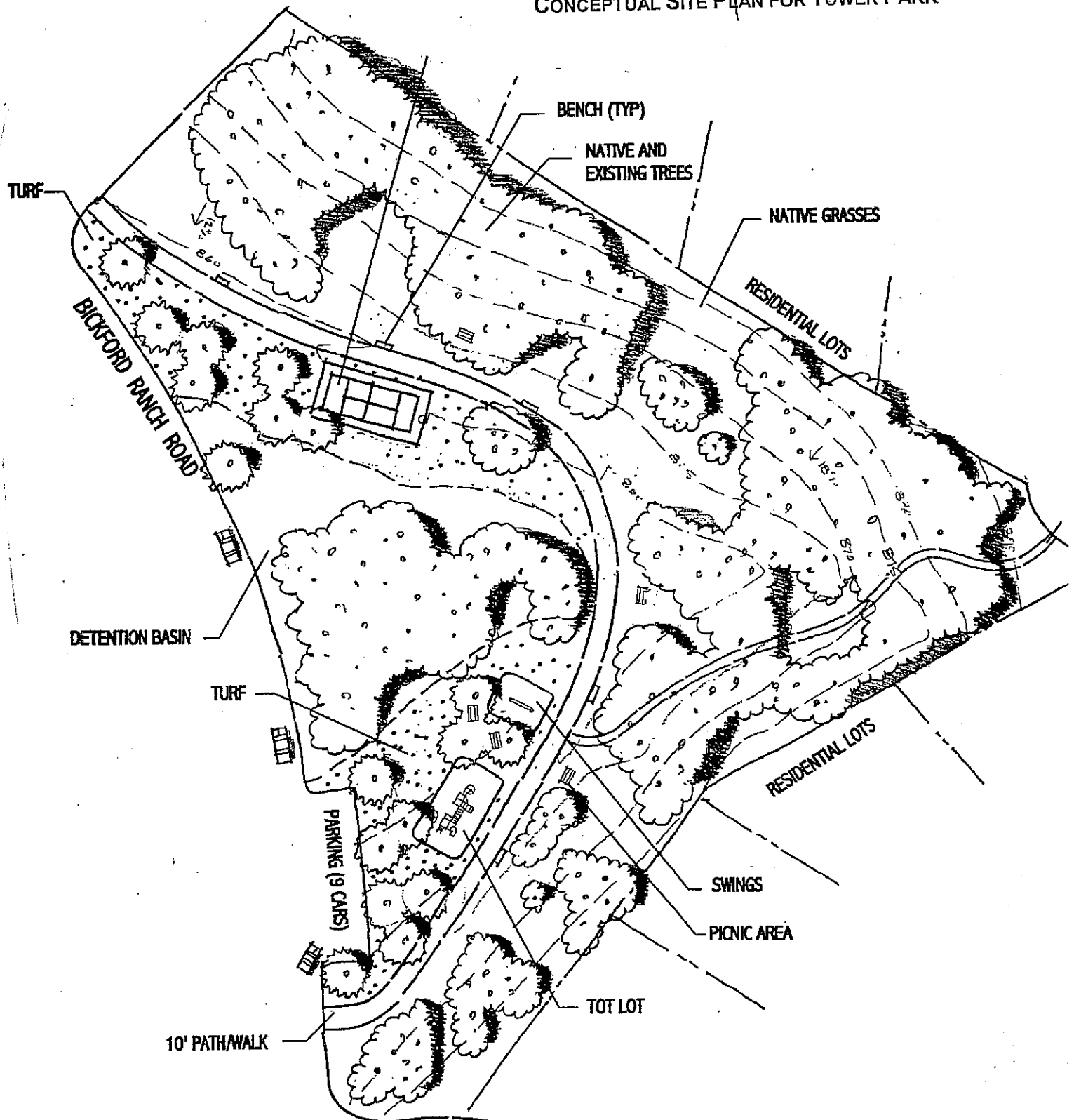
4.2 ACTIVE RECREATION OPPORTUNITIES

Tower Park will provide open turf play area, a tot lot and swing area, and a sports court. The sports court is intended to provide an area to play a variety of hard court games, including basketball and badminton. In addition, open turf area will be distributed within the park.

4.3 PASSIVE RECREATION OPPORTUNITIES

Tower Park will also provide picnic tables and benches. Designed in a "V" shape, the middle of the park will incorporate an existing drainage swale that will serve as a storm drainage detention basin. The active recreation facilities will be connected with a pedestrian path that will meander through the park.

FIGURE 4.1
CONCEPTUAL SITE PLAN FOR TOWER PARK



4.4 TOWER PARK LANDSCAPE GUIDELINES

The goal for the landscape guidelines for Tower Park is to preserve the existing native vegetation while enhancing and revegetating the disturbed areas of the park. Landscape guidelines for Tower Park include, but are not limited to:

- Tower Park will incorporate design materials in its entrance features consistent with those used in other adjacent landscape and entrance areas.
- Emphasis will be to provide natural groupings fast-growing of trees for shade along with open multi-use play turf area.
- Every attempt shall be made to keep the natural appearance of the drainage swale.
- The edge along Bickford Ranch Road would be planted with trees and shrubs to provide a border edge to the park where necessary.
- Only open turf areas will be spray-irrigated. Drip irrigation shall be used on other plants that require more frequent watering.
- An open view fence will be constructed around the outer edge of the park adjacent to rear lot lines.

5. SITE FURNITURE AND PUBLIC AMENITIES

5.1 DESIGN CONCEPTS

While public area site furniture and other amenities must be necessarily functional, the goal of this section is to establish guidelines that will ensure that these amenities are high quality in construction, materials and design. The essence of the design concept for public amenities is that practical does not equate to unsightly. Rather the overall design themes in the Plan Area should extend to the design and construction of public amenities.

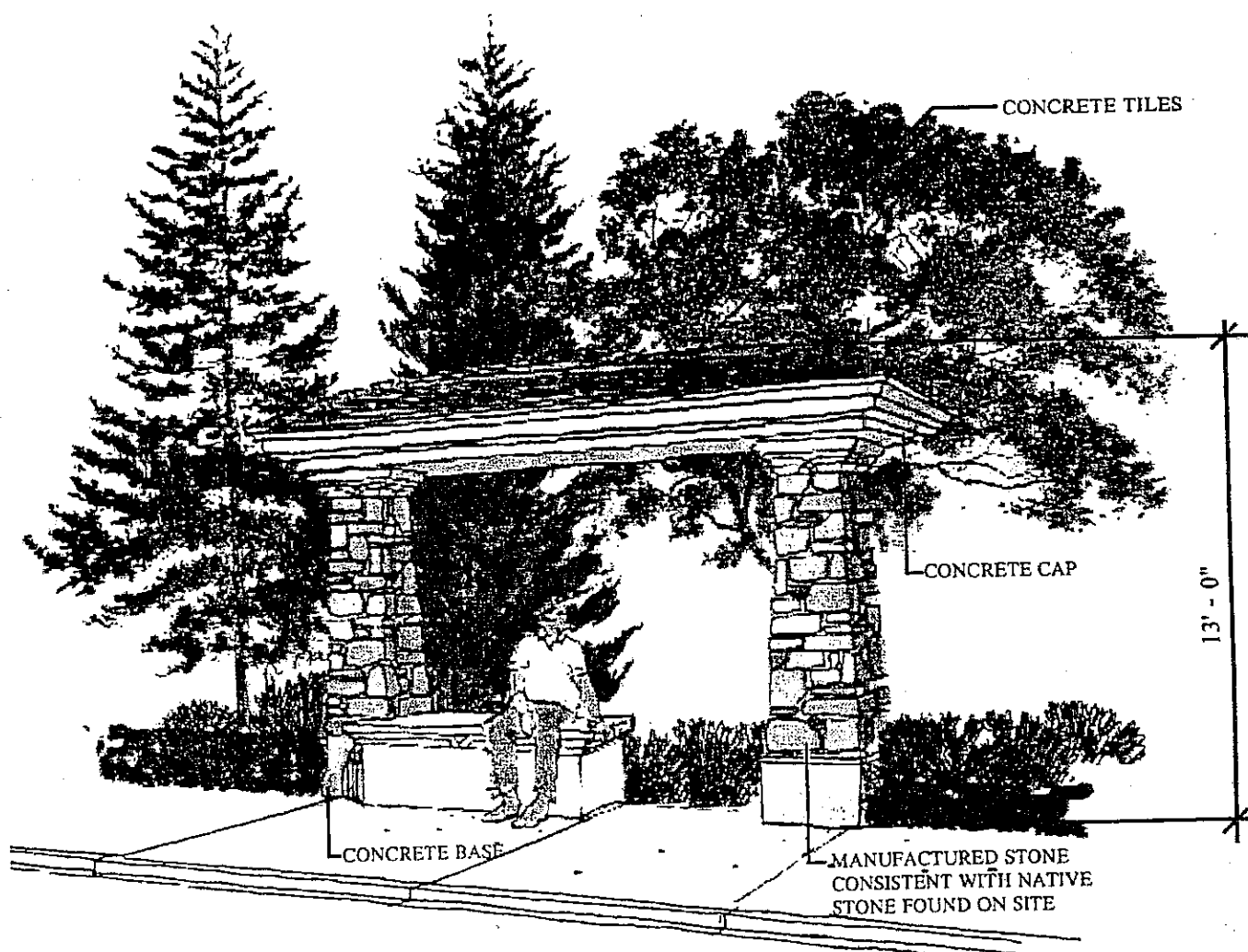
5.2 SITE FURNITURE

Site furniture will generally consist of pedestrian benches, picnic tables and bus stop benches. These will be located throughout the Plan Area along the primary trail, within the Village Commercial Center and in the parks. Two bus stops along Bickford Ranch Road will feature bus stop benches. Figure 5.1 is an illustration of a conceptual pedestrian resting bench, which would be anchored by two stone pilasters and an overhead trellis.

The following design principles will apply to site furniture in the Plan Area:

- The site furniture should be constructed of durable, long-lasting materials that can be easily cleaned, repaired or replaced.

FIGURE 5.1
PEDESTRIAN RESTING BENCH
CONCEPTUAL DESIGN



- Where site furniture is located as an amenity to a particular structure, the site furniture should be designed to match the individual architectural style and should utilize the same or complimentary colors and materials.
- Site furniture located along the primary trail or in the parks should be located in convenient locations and designed in materials and colors that blend with the surrounding landscape.
- Site furniture in the parks and along the primary trail should be spaced to maximize public comfort.
- Benches should generally have backs, but backless benches may be interspersed to add variety in style and design.
- Bus stops will include covered benches designed to protect the public transit riders from inclement weather similar to that shown in Figure 5.1. Advertising is not permitted on bus stop benches or enclosures.

5.3 PUBLIC GATHERING AREAS

The Plan Area incorporates public gathering areas in central locations designed to facilitate interaction among the community residents. In addition to the two parks, a public gathering area is incorporated into the design of the Village Commercial Center. Within such public gathering areas, site furniture should be located and grouped in a manner that encourages residents of the community to gather and interact. Design concepts include but are not limited to small individual groupings of benches allowing community residents to sit and easily converse with one another or groupings of picnic tables and/or benches that encourage outdoor gatherings by residents. Linear placement of benches as the central design theme for site furniture in public gathering areas is discouraged.

5.4 COMMUNITY NOTICE BOARDS

Community notice boards should be provided in convenient central locations in the public gathering areas. Where appropriate, individual residential communities may include a community notice board in the entry design. All community notice boards should be consistent with the architectural theme, colors and materials of the surrounding area.

5.5 INFORMATIONAL KIOSK

An unmanned, informational kiosk will be centrally located in the outdoor gathering area of the Village Center. This kiosk will provide transportation options and information to promote ridesharing and public transit alternatives, as well as copies of the bicycle trail system within and outside of the Plan Area and other suitable public information.

5.6 TRASH RECEPTACLES

Large trash receptacles and debris boxes should be located in service areas only and should be screened or otherwise enclosed by landscape elements or similar means to conceal them from public view. Where permanent enclosures are used for screening, the enclosure should be considered an extension of the architecture of the building served and should be constructed of the same or similar materials. Access to trash receptacle storage areas should be of solid construction and should completely screen the facility from public view when closed.

Design and construction of trash receptacles and enclosures serving the commercial, public and/or multi-family areas are regulated by the Bickford Ranch Development Standards.

5.7 POSTAL FACILITIES

Postal facilities within the Plan Area consist of mail drop boxes and a collection box for outgoing mail. These will be located in central locations within the Plan Area. The exact locations would be determined in consultation with the applicable Post Office. No Post Office is proposed within the Plan Area.

5.8 BICYCLE RACKS

Bicycle racks will be provided within the Village Commercial site and within Tower Park and Bickford Ranch Park, consistent with County Code. The racks within the Village Commercial site will include racks and enclosed bicycle storage.

6. WATER FEATURES

Water features may be incorporated into the Plan Area as appropriate to lend a feeling of community and create spaces to gather, view, and to add to the overall sense of relaxation in the Plan Area. Water features should be designed consistent with the following guidelines:

- An emphasis should be placed on natural appearances. A natural appearance in water features is achieved by using native materials and design features that would commonly be found in naturally occurring waterfalls and/or ponds. Natural features include rocks, wood, stone, and other features occurring in the Plan Area.
- Natural appearing water features should be asymmetrical in design as to not appear overly-designed.
- Natural appearing water features should blend into the adjacent landscaping.
- Water features that feature non-natural features such as metal or plaster water bowls are discouraged.
- Water features should also include re-circulating pumps and the use of automatic fill devices unless a permanent water flow source is used.
- Water features should be designed to minimize development of algae.

7. PRIVATE YARDS

The overall landscape program for private yards involves a cooperative effort between the residential homebuilders and the private property owners. The backbone landscape materials installed on streetscapes, throughout the primary roadways in the Plan Area will set the tone for the landscaping design of the individual residential neighborhoods.

The individual homeowner should add variety and accents in private yards while remaining cognizant of the guidelines for transition zones to the natural open space areas adjacent to private yards. Private yard restrictions will be contained in the project CC&Rs and will be enforced by the Homeowners Association.

8. HERITAGE RIDGE COMMUNITY

8.1 DESIGN CONCEPTS

The Heritage Ridge Community is one of two village core areas in the Plan Area, the other being the Village Commercial Center. The two focal points in Heritage Ridge are the Clubhouse/Recreation center and the golf course.

The design goals for Heritage Ridge are to create a distinct community for residents while adhering to the main design goals and landscape concepts of the Plan Area. Unlike many of the other portions of the Plan Area, the Heritage Ridge area is sparse in vegetation. The challenge for Heritage Ridge will be to enhance this area with native trees, shrubs and groundcover while remaining sensitive to the natural resources in this area, such as wetlands and oak trees. This will be accomplished through adherence to the general design guidelines in Section 2 for transition and buffer zones in addition to specific golf course landscape transition techniques from managed turf to riparian vegetation.

The following are general landscape design goals for the Heritage Ridge Community:

- Pine trees should be the dominant trees in this area. The remaining varieties will be Oaks, Ash, Locust and Sycamores for large trees, and Crape Myrtles, Pears, Olives, and other smaller growing trees as accents.
- Trees will be arranged in informal natural groupings throughout this community including the golf course.

- The use of willows and poplars are to be used adjacent to ponds, creeks and drainage areas. Poplars should not be located near streets and sidewalks and other infrastructure due to their invasive root systems.
- Oak trees are to be used in natural transitions to the oak knolls and native woodlands.

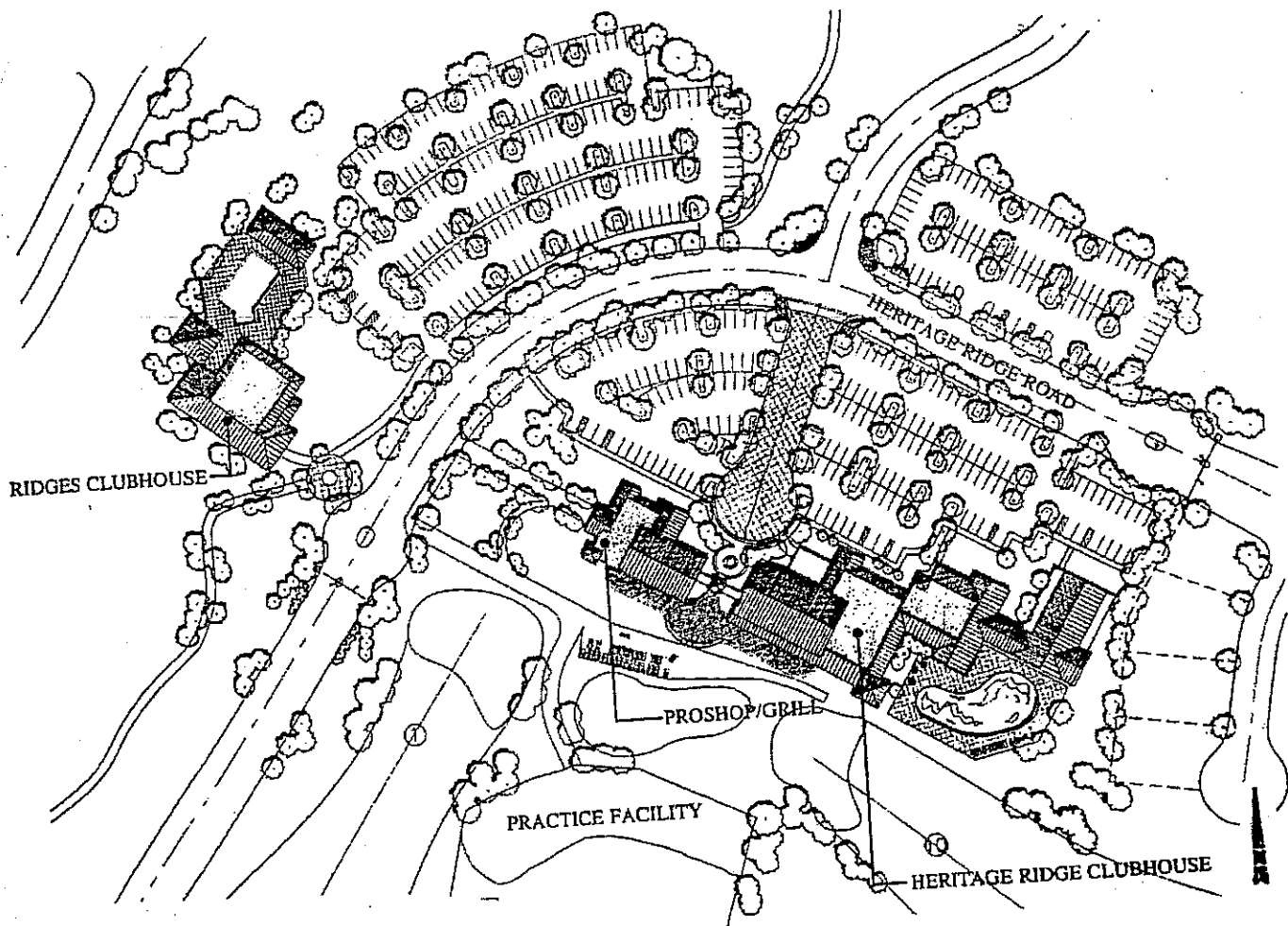
8.2 CLUBHOUSES/RECREATION CENTER

The clubhouses/recreation center is intended to serve as the main gathering and recreation area for the Plan Area. As such, it is located along Bickford Ranch Road adjacent to the golf course and is connected to the residential areas through a system of golf cart and pedestrian paths as well as vehicular accesses.

The clubhouses/recreation center site includes two separate clubhouses – one for the use of all Bickford Ranch residents and the other specifically designed for Heritage Ridge. Within the clubhouse/recreation center complex, there will be meeting and activity rooms, a restaurant/grill with outdoor dining terraces, a health club/spa facility, and a proshop and golf locker rooms. Outside of the clubhouse, additional recreation facilities, including a swimming pool are planned in addition to the golf course operations. Ample parking for both vehicles and golf carts is planned around the clubhouse. Landscape for the parking lot will include abundant shade trees. A conceptual plan for the clubhouse/recreation center is presented in Figure 8.1.

The landscaping around the clubhouses/recreation center is intended to blend with the overall landscape design of Heritage Ridge to include the use of Pines, Oaks, Willows and London Plane. A lush planting of ornamental shrubs will be planted along with turf lawns adjacent to the golf course.

FIGURE 8.1
CONCEPTUAL SITE PLAN
CLUBHOUSE/RECREATION CENTER



8.3 GOLF COURSE

A championship 18-hole golf course will be a major focal point of the Heritage Ridge community. The general design goal of the golf course is to avoid, to the extent feasible, the existing native oak trees and to avoid altering the existing topography by minimizing grading and tree removals along Boulder Ridge. In return, the topographical relief and native areas should provide a buffer to the residential areas within Heritage Ridge. The golf course design may consider tree removal within play areas while the remaining native areas within the golf course property may be utilized for oak tree plantings.

The following general landscape design policies will be incorporated into the design of the course.

- Oak trees will be the dominant tree species. Additional oak trees may be planted to complement the existing oak trees within the golf course. Other species may be used to enhance playability or the overall character of the course.
- The use of Willow, Alders and Poplars near ponds, streams and corridors may also be considered within the golf course.
- Managed turf areas should be minimized in areas outside of the tees, greens, fairways and rough. Native grasses should be replanted in disturbed areas outside of managed turf areas.
- Managed turf types should be specified to effectively manage water use, disease and pest management for the Sacramento region and its climate.
- Turf areas should be avoided within the driplines of oak trees.
- Transition areas between managed turf and native areas within the golf course should include native shrubs and grasses. A conceptual cross-section is illustrated in Figure 8.2.

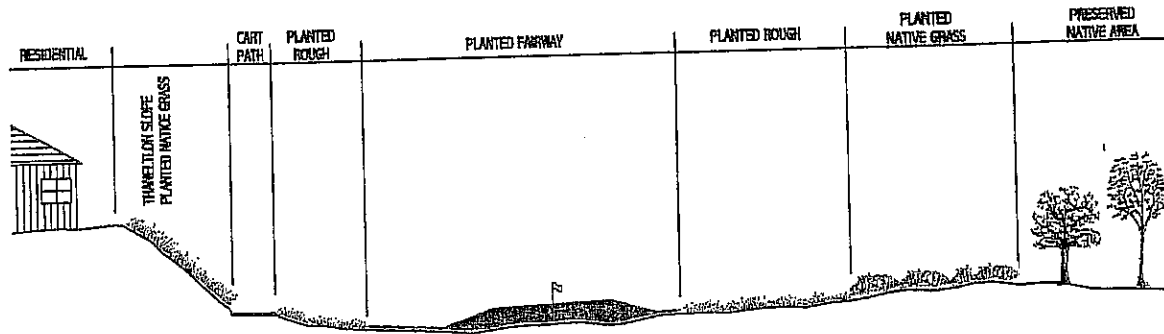


FIGURE 8.2
CONCEPTUAL CROSS-SECTION OF
TRANSITION AREAS IN THE GOLF COURSE

8.4 RESIDENTIAL AREAS

In addition to the general design concepts identified in Section 11 for streetscapes in the Plan Area, the Heritage Ridge residential areas should also be consistent with the Heritage Ridge area-specific landscape goals noted in Section 8.1. When landscape areas are provided for individual residential lots, the emphasis should be on dry climate and drought tolerant plantings of native shrubs and groundcovers.

8.5 AIR QUALITY DESIGN CONCEPTS

By its very nature, the Heritage Ridge Community, with its active adult population aids in reducing single vehicle trip generation. Compared to conventional residential housing, statistics show that active adult communities generate one-third of the traffic and therefore, automobile air pollution. In addition, the integration of golf cart and pedestrian paths within the community will encourage alternative modes of transportation to the vehicle. By law, gasoline powered golf carts will be prohibited in Heritage Ridge. Instead, electric golf carts are encouraged as not only

the mode of transportation around the golf course but also as the means to travel around the residential communities within Heritage Ridge, to the practice facility and to the Village Commercial site.

The following design goals and programs should be considered when developing the Heritage Ridge Community. These will further aid in creating an "air quality friendly environment".

- Electric vehicle charging circuits should be installed in every garage and in public areas (i.e. Village Commercial site).
- An exclusive cable TV channel should be provided in order to convey information on community issues and programs.
- A walking club should be developed and promoted.
- Community information boards should be placed in central areas to provide information on public transit, ride sharing and other community events.
- The use of electric (or low emission) landscape maintenance equipment should be encouraged through CC&Rs and commercial contracts.

8.6 GOLF COURSE MAINTENANCE FACILITIES

While golf course maintenance facilities are a necessary companion to a golf course, the siting thereof does not need to interfere with the scenic enjoyment of the clubhouse or golf course. In this instance, special attention has been given to locating the golf course maintenance facilities in an area of the Heritage Ridge community that is remote. In addition, specific design goals will ensure that these facilities are secure as well as screened from view by anyone passing by.

The following design principles apply to the golf course maintenance facilities:

- This facility will be screened from streets and residences by using berms and plantings.
- The use of dense groves of Pines, Cedars, and Poplars will be planted on the berms and enclosure lines, thus screening the security wall that will surround the facility.

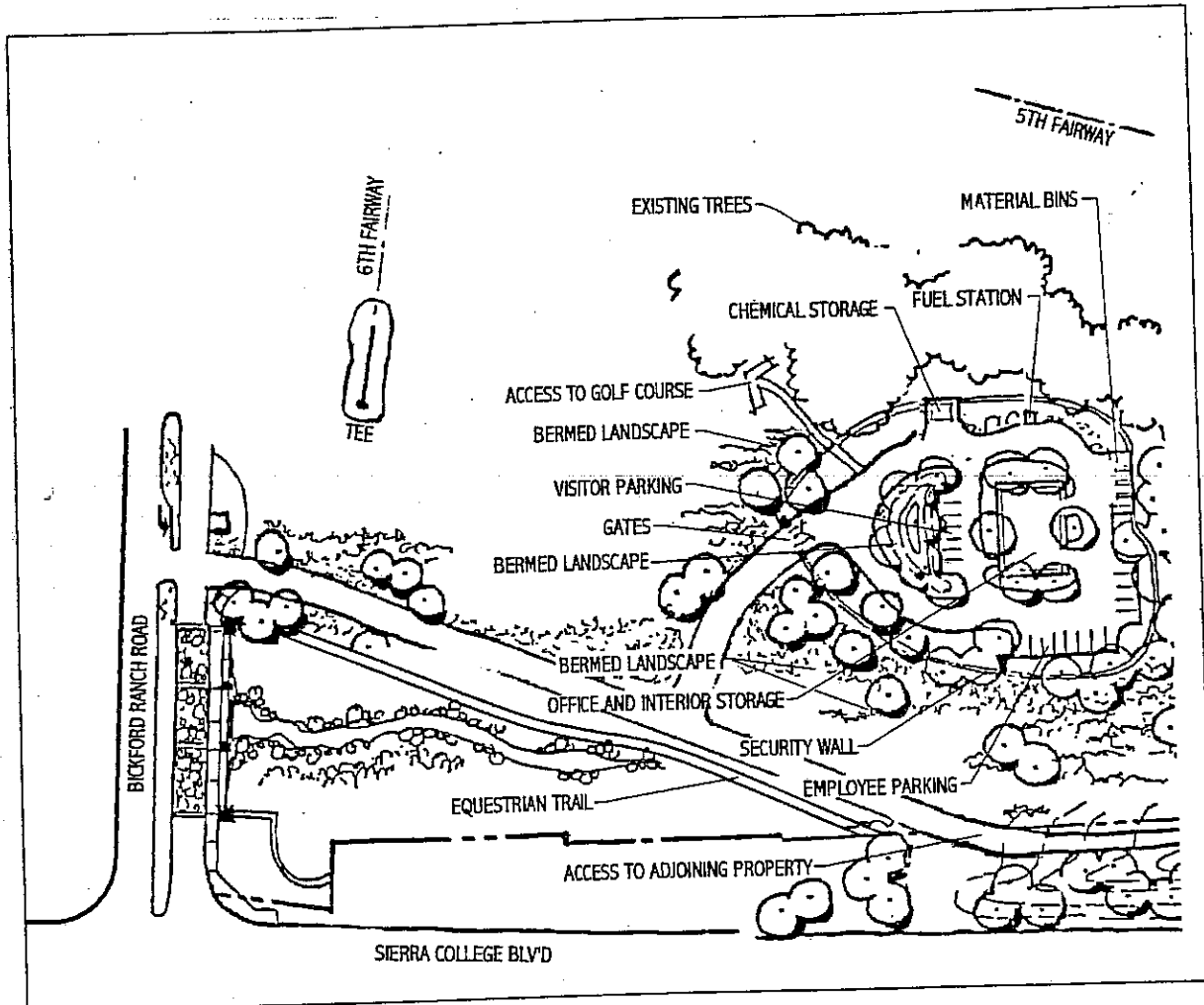
- Transition areas from this facility to the native areas will be planted with Oaks and other native shrubs and groundcovers consistent with the transition design guidelines provide in Section 2.

Placer County Development Review Committee approval is required for the golf maintenance building to ensure that the design of the building facing Sierra College Boulevard is sensitive to the surrounding neighborhood.

A conceptual design of the golf maintenance facility is presented in Figure 8.3.

BICKFORD RANCH

FIGURE 8.3
CONCEPTUAL SITE PLAN
GOLF MAINTENANCE FACILITY



9. COMMUNITY & RESIDENTIAL ENTRANCES

9.1 COMMUNITY ENTRANCE DESIGN CONCEPTS

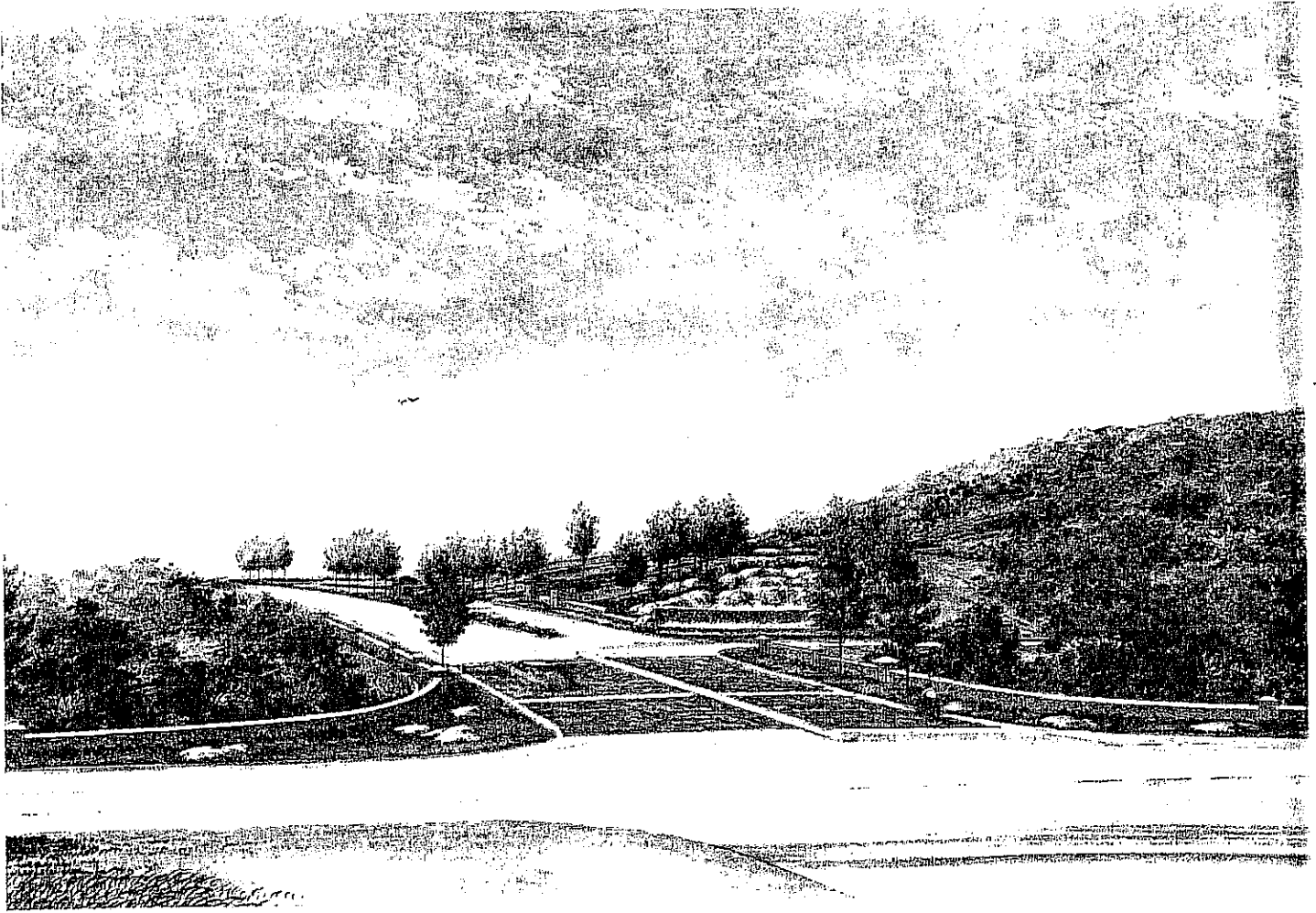
The community entrances will be located at the primary and secondary entrances to the Plan Area. The intent of the entrances is to identify the main entrances into the Plan Area as well as to set the overall design theme of the Plan Area. As such, the community entrances will be designed to blend into the natural landscape of the Plan Area with materials consistent with the textures and colors of the site.

9.1.1 Bickford Ranch Road Community Entrance

The conceptual design for the Plan Area's primary entrance at Sierra College Boulevard and Bickford Ranch Road is depicted in Figure 9.1. This entrance will emphasize a natural stacked stone wall, utilizing boulders from the Plan Area. The wall will be complemented with plantings of specimen oak, pines and red bud trees that will be added to the existing trees and vegetation. Plantings of annual flowers and turf at the entrance will subtly accent the main entrance and provide accent colors.

Monument signage will be integrated into the wall, utilizing bronze plaque and bronze patina letters. Soft accent lighting, consistent with the Bickford Ranch Lighting Standards (Section 12) of the trees and entry walls will enhance the entrance and identification of the primary entrance without creating upward glare to detract from the natural beauty of the nighttime sky.

FIGURE 9.1
BICKFORD RANCH ROAD COMMUNITY ENTRANCE
CONCEPTUAL DESIGN



The new entrance to the Bickford Ranch Plan Area from Sierra College Boulevard will bridge over an existing ravine. Supports for the bridge will be covered with pre-manufactured stone, consistent with the native stone of the project site. The bridge will be metal-railed, stone-like pilasters spaced along the bridge rail.

9.1.2 Lower Ranch Road Community Entrance

The secondary access into the Plan Area will be from Sierra College Boulevard on Lower Ranch Road approximately 4,000 feet south of SR 193. While smaller in scale than the Bickford Ranch Road entrance, the Lower Ranch Road entrance is also intended to convey the overall theme of the Plan Area and incorporates the same design and materials as the main entrance. Figure 9.2 provides the conceptual design of the Lower Ranch Road entrance.

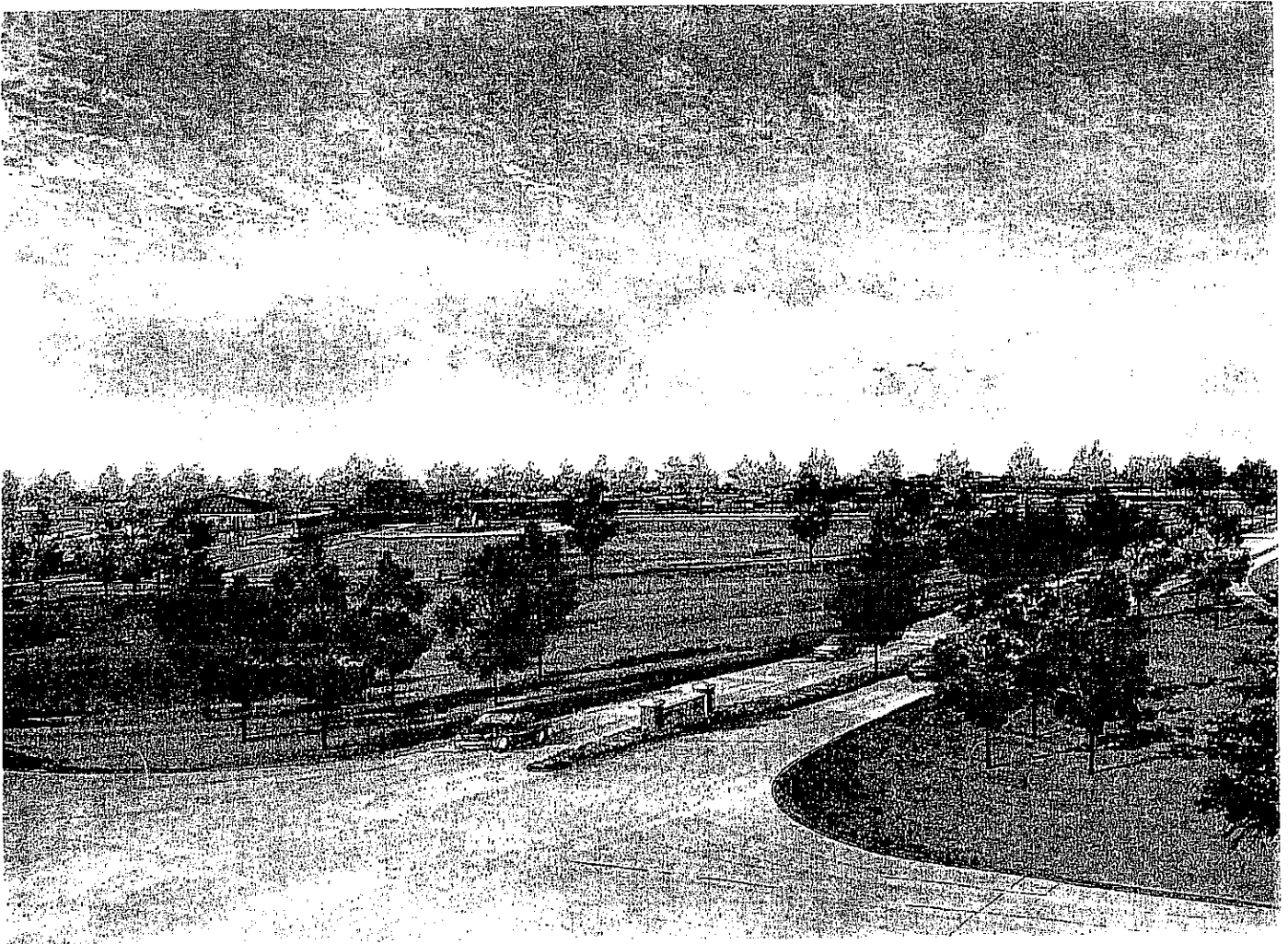
This entrance will also have stacked native stone walls and pilasters and may incorporate wood-rail fences. Enhanced lush planting of Pines, Willows and Poplar trees along with turf and flowering shrubs will further enhance the secondary entrance area.

Signage will be incorporated into the entry walls and will again use bronze plaque and bronze patina finish letters. Minimal soft accent lighting of the trees and entry walls will enhance the entrance and identification of the secondary entrance.

9.2 RESIDENTIAL ENTRANCE DESIGN CONCEPTS

While the community entrances establish the main theme of the Plan Area, the residential entrances are intended to incorporate elements of the community entrance design while also providing special landscape designs and planting programs to create a uniqueness about each residential area.

FIGURE 9.2
LOWER RANCH ROAD ENTRANCE AT SIERRA COLLEGE BOULEVARD
CONCEPTUAL DESIGN



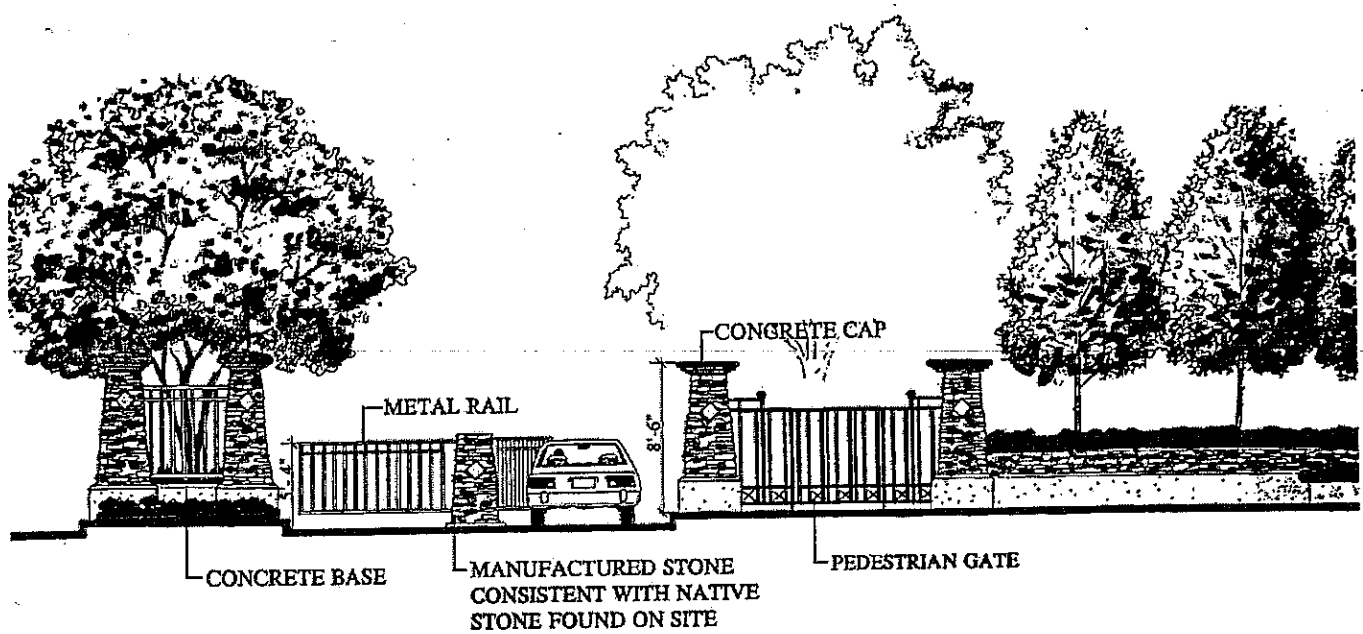
Each residential entrance should utilize a certain amount of native rock features similar to the primary and secondary entrances. The overall design theme to be promoted in each individual residential community is blending architecture into the natural and native landscape of the Plan Area. This is accomplished with natural materials, such as rock, and emphasis on native landscaping.

Figure 9.3 depicts a conceptual design of the entrance to Heritage Ridge residential area. The entrance features separate vehicle and pedestrian gates. The pedestrian gate will be covered by an overhead trellis. The entry elevation will feature capped pilasters made of pre-manufactured stone that is consistent with the native stone of the project site.

Landscape design elements include but are not limited to the following:

- The entrance to each residential community in the Plan Area will be characterized by stone-like monументation designed consistent with the general design of the community entrances.
- Materials used in the residential entrances should be consistent with those used in the community entrances and shall represent a high standard of both design and construction.
- Vehicular and pedestrian entrances to each residential community should be designed to provide safe access and turnaround. Locations of gates to the Heritage Ridge Community are depicted in Figure 9.4.
- The landscape and materials incorporated into the entrances should be consistent with the landscape and materials used in the streetscape of individual residential areas.

FIGURE 9.3
HERITAGE RIDGE ENTRY
CONCEPTUAL DESIGN



BICKFORD

R A N C H

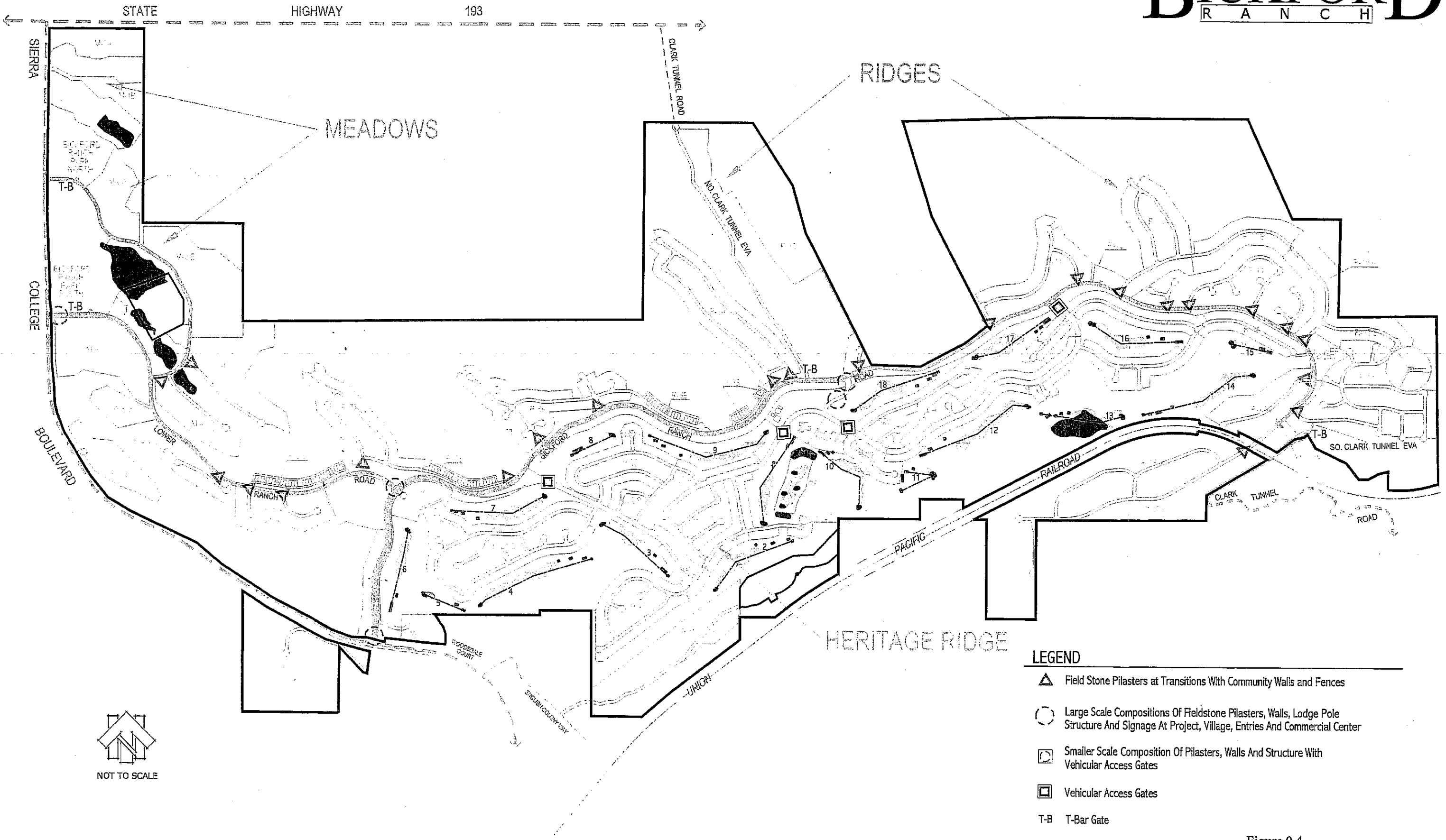


Figure 9.4
MONUMENTATION AND GATE LOCATIONS

10. INTERSECTIONS

10.1 DESIGN CONCEPTS

Intersections play a practical role in any residential or commercial area. However, in the Plan Area, the design of the intersections is intended to be both practical and visually pleasing. The intersections will be planned to compliment and continue the design themes introduced in the community entrances to the Plan Area. The result will be to create a consistent design of entrances and intersections throughout the Plan Area by use of similar landscaping and native materials.

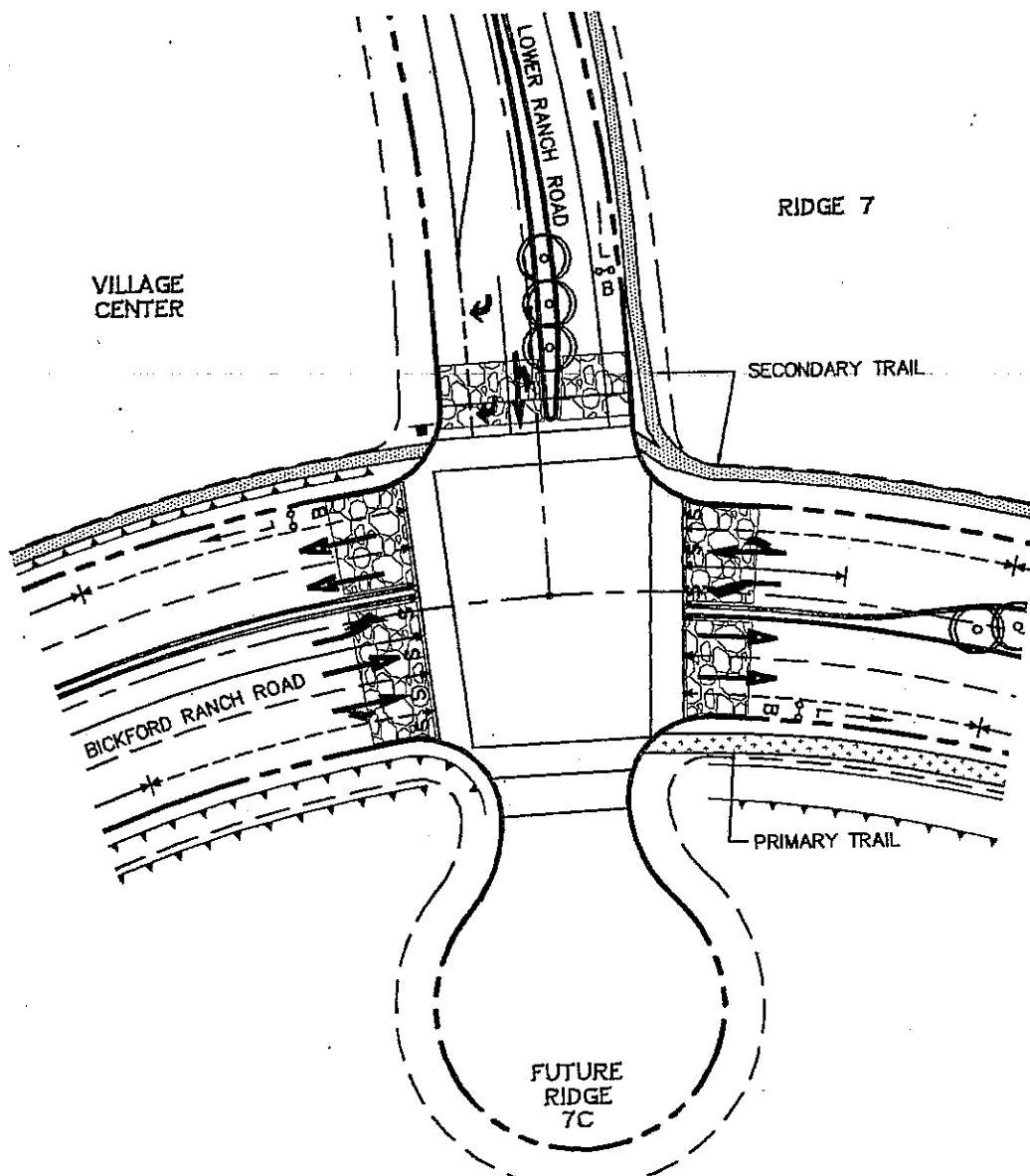
The Village Center intersection is intended to set the tone for the rest of the intersections in the Plan Area. A conceptual plan for this intersection is depicted in Figure 10.1.

10.2 INTERSECTION DESIGN GUIDELINES

The following design guidelines should be utilized in the design and construction of intersections in the Plan Area:

- Materials to be used should be of exceptionally high quality and should be coordinated with other streetscape elements in terms of color, texture, and types of materials.
- Walls and raised planters should be consistent with the character of the natural fieldstone and rocks found on the Plan Area.

FIGURE 10.1
VILLAGE CENTER INTERSECTION



- Medians may be included in the center of the right-of-way at primary intersections and landscaped. The minimum width for medians should be six feet so that there is adequate area to maintain landscaping. The width of medians may be reduced as necessary for turn lanes.
- Pedestrian crossings included at intersections should utilize a enhanced contrasting appearance.
- Where golf cart crossings, bicycle and/or equestrian crossings are included at intersections, these will be striped and signed.
- Landscaping included in medians or at the corners of an intersection will be planned to ensure appropriate and safe line-of-site distances are provided for both vehicles and pedestrians.

10.3 ALL-WAY STOPS

The intersections proposed for all-way stop control include the following:

1. Bickford Ranch Road/Lower Ranch Road
2. Bickford Ranch Road/Heritage Main Entry
3. Bickford Ranch Road/Heritage West Entry
4. Lower Ranch Road/School Access Road

Other intersections may be identified for all-way stops in the preparation of improvement plans. All-way stop control will be installed at various locations when access connections are made. All-way stops should be installed early in the development process.

11. STREETSCAPE

11.1 DESIGN CONCEPTS

As noted in Section 9, the landscape design and theme of the Plan Area will be introduced at the community entrances. The goal for the streetscapes is to allow this same landscape design and theme to resonate as a continuous thread of trees and native plants throughout the main roadways in the Plan Area. By this attention to detail and continuity, the main roadways in the Plan Area will be dominated by the beauty of the natural existing oak tree canopy, enhanced by subtle additions of native plants and materials. The overall effect will be to provide an enjoyable journey through the Plan Area for pedestrians, equestrians, bicyclists and motorists alike.

The two main roadways in the Plan Area, Bickford Ranch Road and Lower Ranch Road serve as the backbone for establishing the landscape theme for the streetscapes. These are also the main roadways, where primary and secondary trails occur. Therefore, special planning is involved to ensure that the goal of continuity of landscape theme is carried forward along the entire length of these roads.

11.2 BICKFORD RANCH ROAD

Bickford Ranch Road begins as a four-lane divided road, narrowing to a two-lane divided street and ultimately becoming a two-lane undivided road. Bickford Ranch Road spans the length of the Plan Area beginning at the main community entrance at Sierra College Boulevard. The locations of different roadway design cross sections are illustrated in Figure 11.1

BICKFORD RANCH

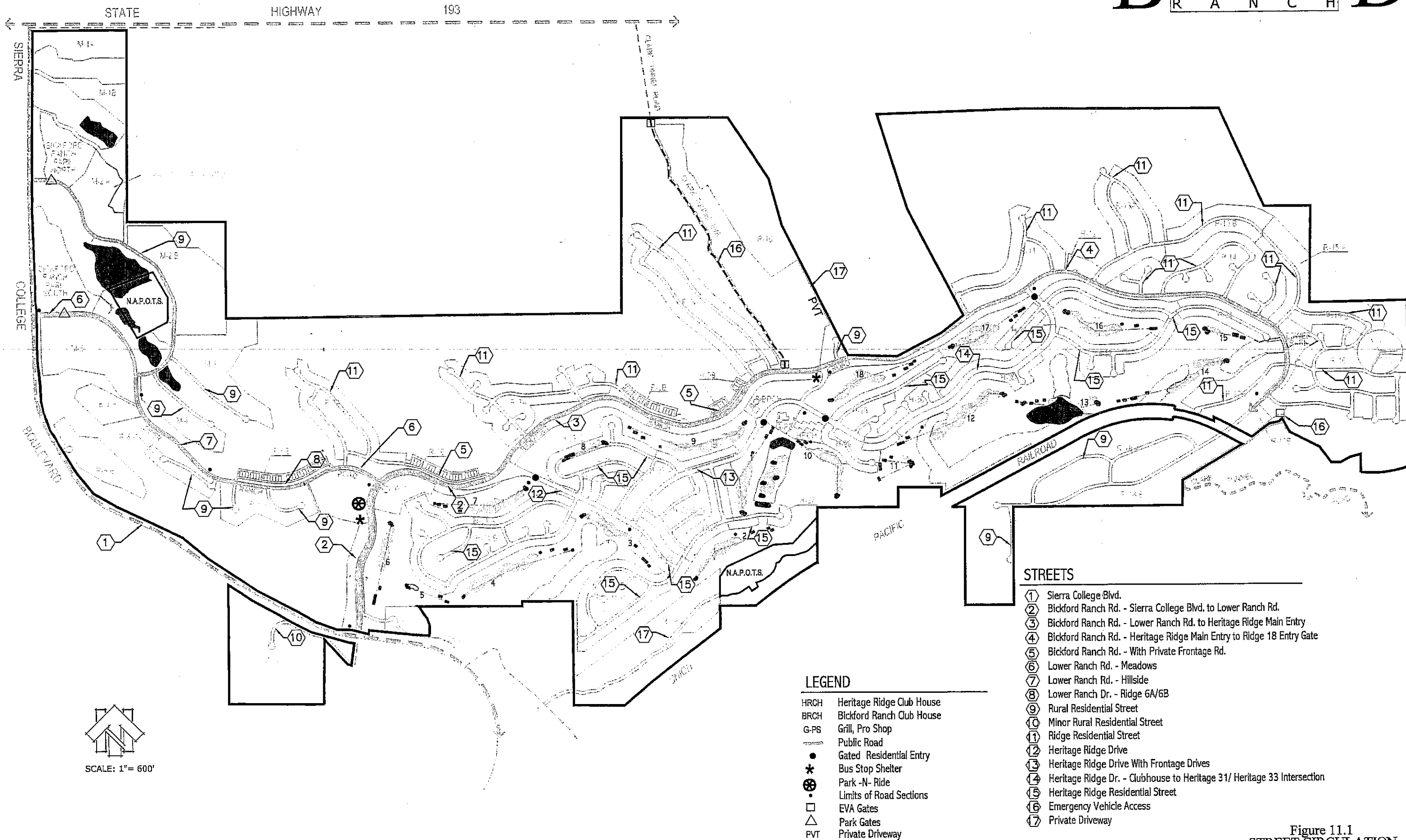


Figure 11.1
STREET CIRCULATION

The trail system is an integral component to Bickford Ranch Road, with a primary trail and secondary trail extending the length thereof. Figure 11.2 depicts these trails systems and their relationship to Bickford Ranch Road.

The following general guidelines apply to the streetscape along Bickford Ranch Road:

- The Bickford Ranch Road streetscape includes a variable twenty-foot (20) to one hundred-foot (100) wide open space corridors on either side of the street as well as a fourteen-foot (14) wide landscaped median from Sierra College Boulevard to Lower Ranch Road. This median may be greater or less than fourteen feet to minimize grading or to preserve existing site features such as trees or larger boulders.
- Drainage swales or a closed conduit drainage system may be used.
- Accent trees should be planted at the entrances to residential areas, village commercial center and at other intersections. Accent trees shall be compatible in form and color with the naturally occurring plants and trees and setbacks to provide adequate site distance and shall be separated from the street by a landscape buffer.
- Solid fencing is prohibited along streetscapes. Stem walls are permitted along roadways that back onto open space areas.
- Pedestrian and equestrian corridors may contain native grasses and wildflowers adjacent thereto to blend into the existing terrain.

These general guidelines have been incorporated into the conceptual design of the length of Bickford Ranch Road. The following cross-sections visually depict the intent and goals of the design guidelines for streetscapes.

BICKFORD RANCH

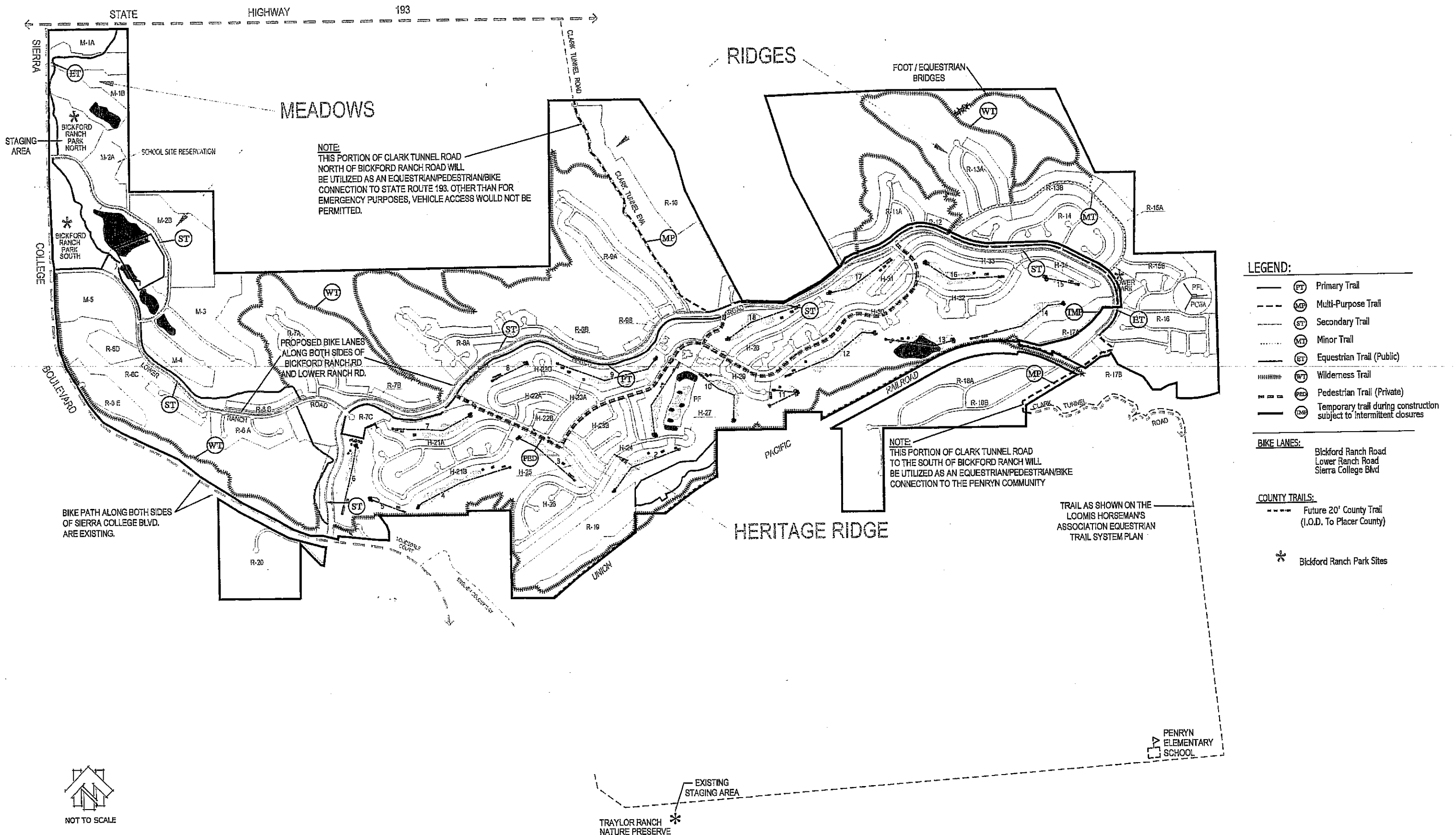


Figure 11.2
TRAIL SYSTEM

Figure 11.3 illustrates Bickford Ranch Road just beyond the community entrance and will be the first view of Bickford Ranch Road once entering off Sierra College Boulevard.

Once passing the Village Commercial Center, Bickford Ranch Road becomes a divided two-lane road as illustrated in Figure 11.4. This figure presents a conceptual theme for Bickford Ranch Road with roadways, open space corridors and trails and their relationship to one another. Natural vegetation and oak trees will, to the extent possible, be incorporated into the design of the roadway.

Retaining walls or rock walls may be used to enhance slopes or to protect trees. The trails may meander and blend with the natural terrain.

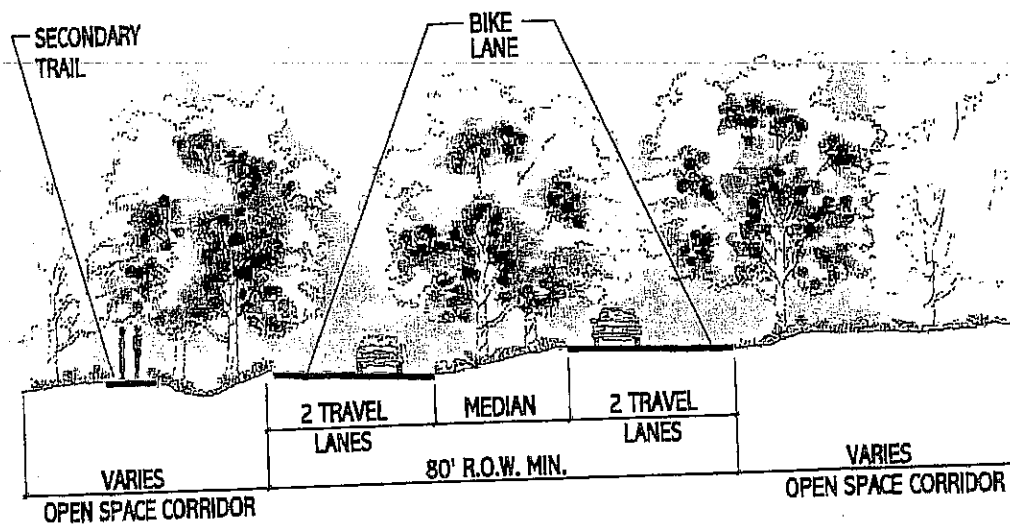


FIGURE 11.3
CONCEPTUAL BICKFORD RANCH ROAD
SIERRA COLLEGE BOULEVARD TO LOWER RANCH ROAD

After the Heritage Ridge main entrance, Bickford Ranch Road becomes a two lane undivided road as illustrated in Figure 11.5.

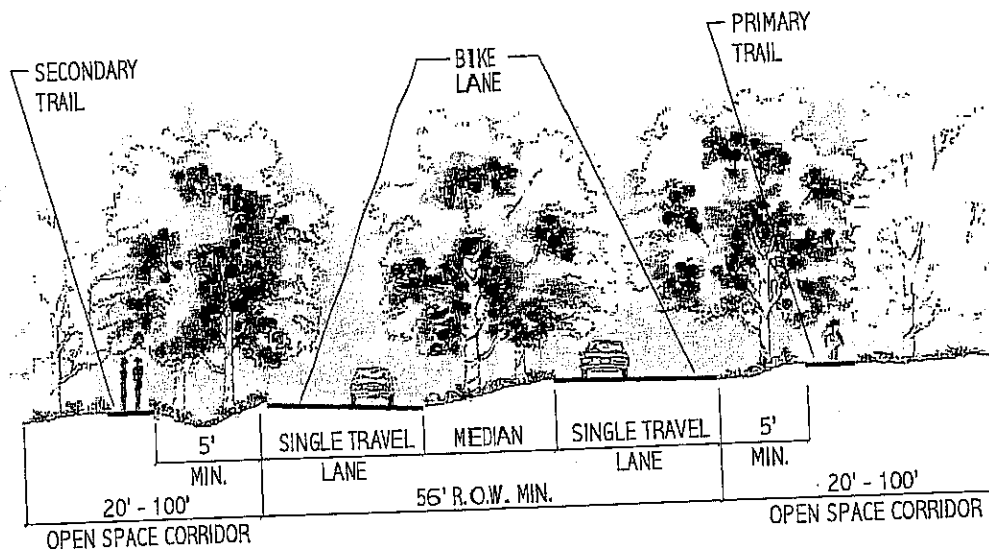


FIGURE 11.4
CONCEPTUAL BICKFORD RANCH ROAD
LOWER RANCH ROAD TO HERITAGE RIDGE MAIN ENTRY

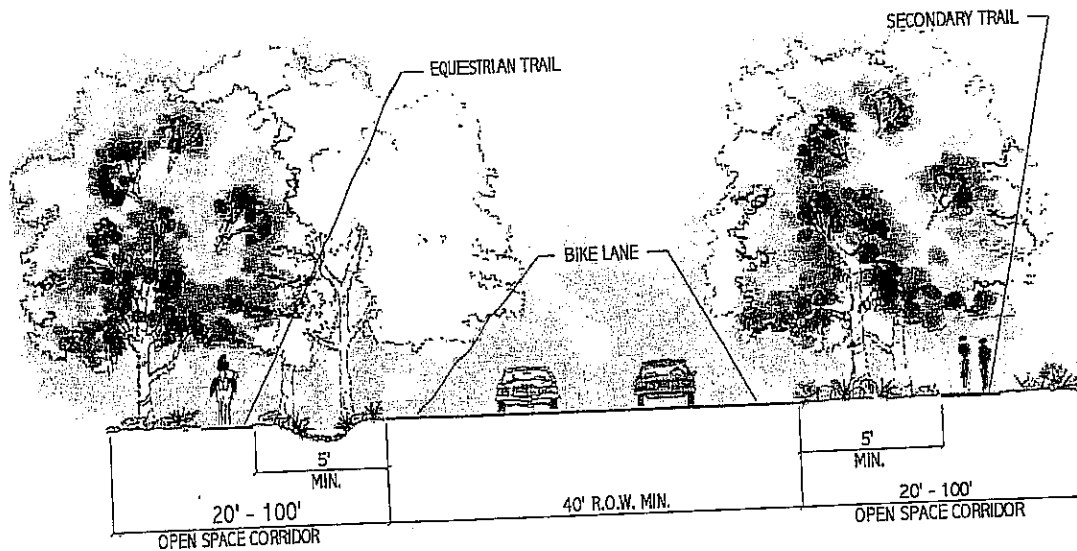


FIGURE 11.5
CONCEPTUAL BICKFORD RANCH ROAD
HERITAGE RIDGE MAIN ENTRY TO RIDGE 18 ENTRY GATE

Additional plant materials that may be incorporated into the existing native vegetation include but are not limited to the following. Other species of trees, shrubs and groundcovers may be used with the approval of Placer County.

Street Trees

- *Acer Rubrum* (Red Maple)
- *Platanus Acerifolia* (London Plane)
- *Rubra* (Red Oak)

Accent Trees

- *Albizia Julibrissin* (Silk Tree)
- *Cercis Canadensis* (Eastern Redbud)
- *Pyrus calleryana* 'Aristocrat' (Aristocrat Pear)
- *Lagerstromia Spp.* (Crape Myrtle)

Shrubs

- *Arbutus unedo* 'Compacta' (Dwarf Strawberry Bush)
- *Ceanothus spp.* (Wild Lilac)
- *Cistus Spp.* (Rock Rose)
- *Escallonia fradesi* (Escallonia)
- *Feijoa sellowiana* (Pineapple Guava)
- *Elaedgnus Pungens* (Silverberry)
- *Grevillea Noelli* (NCN)
- *Pittosporum tobira* (Mock orange)
- *Raphiolepis indica* (India Hawthorne)
- *Rhamnus Californica* (Coffeeberry)
- *Viburnum Tinus* (Laurestinus)

Groundcovers

- *Boccharis Piluris* (Dwarf Coyote Brush)
- *Coprosma Pumila* (Creeping Coprosma)
- *Cotoneaster 'Lowfast'* (Cotoneaster)
- *Hypericum calycinum* (St. Johnswort)
- *Ceanothus Grisous Horizontalis* (Carmel Creeper)
- *Buoymous Fortunei* (Purple Leaf Wintercreeper)
- *Rosmarinus Offifinalis* (Rosemary)
- *Hypericum patolum* (St. Johnswort)
- *Turf* (mixed drought tolerant grasses)

11.3 LOWER RANCH ROAD

Lower Ranch Road is a secondary access beginning at Sierra College Boulevard and continuing through the Meadows to intersect with Bickford Ranch Road at the Village Commercial Center, as shown on Figure 11.6.

The design variations of landscaping for Lower Ranch Road coincide with the changes in elevations and locations of the roadway.

Figure 11.6 depicts Lower Ranch Road from the intersection of Sierra College Boulevard, where it is an undivided two-lane rural roadway.

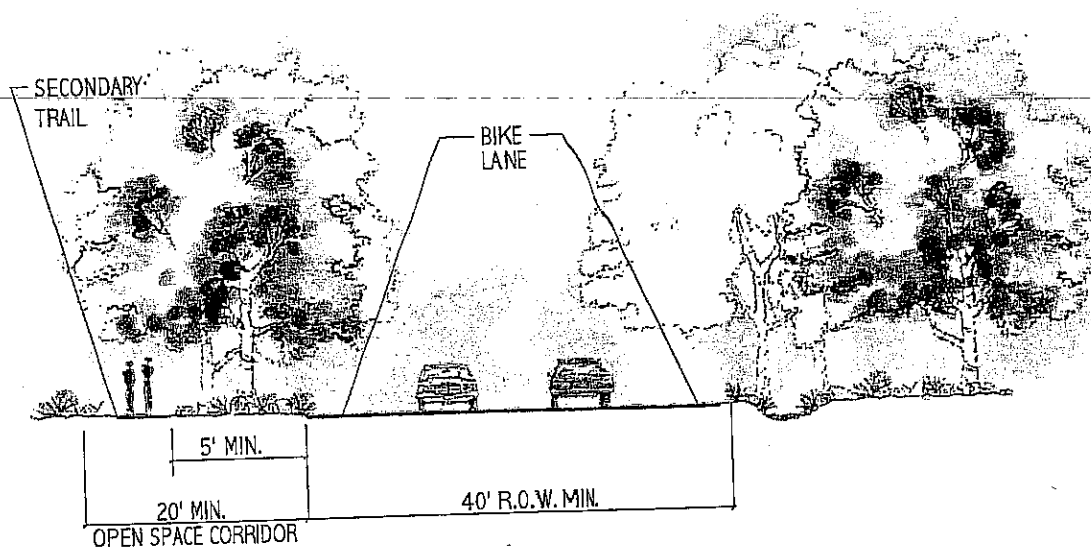


FIGURE 11.6
CONCEPTUAL LOWER RANCH ROAD

The following general design guidelines apply to Lower Ranch Road.

- In cases where retaining walls are required, appearance should maintain the theme of the project including the use of naturally occurring field stone.
- Monumentation should occur where minor residential streets intersect. Monumentation should be executed in the same genre as that which occurs at primary intersections.

- The following plant materials may be incorporated into the streetscape of Lower Ranch Road. Other species of trees, shrubs and groundcovers may be used with the approval of Placer County:

Street Trees

- *Acer Rubrum* (Red Maple)
- *Quercus Rubra* (Red Oak)
- *Platanus Acerifolia* (London Plane)

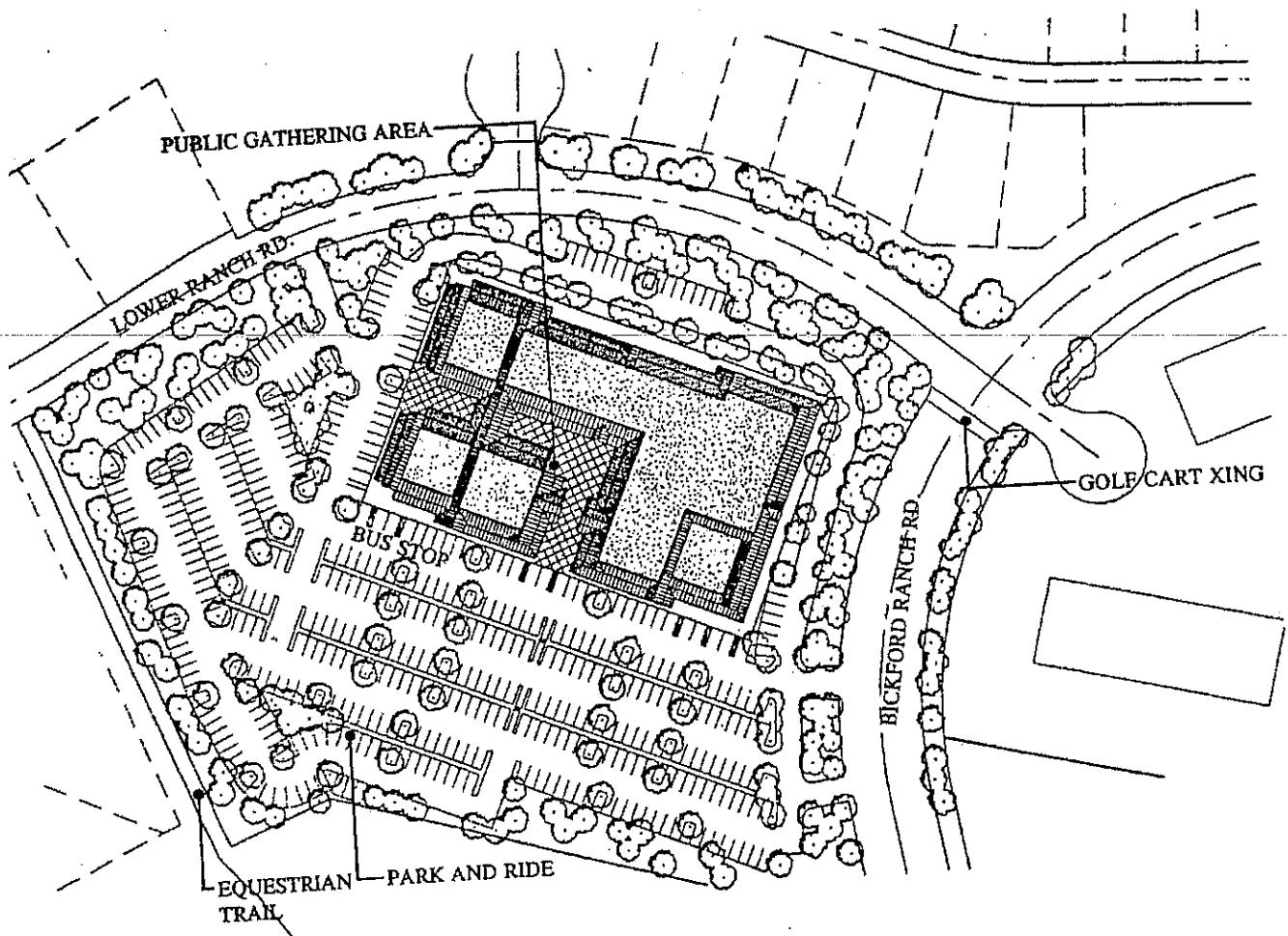
Accent Trees

- *Albizia Julibrissin* (Silk Tree)
- *Cercis Canadensis* (Eastern Redbud)
- *Pyrus calleryana* 'Aristocrat' (Aristocrat Pear)
- *Lagerstroemia Spp.* (Crape Myrtle)

Shrubs

- *Arbutus unedo* 'Compacta' (Dwarf Strawberry Bush)
- *Berberis dictyota* (Barberry)
- *Ceanothus. Spp.* (Wild Lilac)
- *Cistus Spp.* (Rock Rose Species)
- *Cocculus laurifolius* (Laurel-leaved Snailseed)
- *Escallonia bifida* (White Escallonia)
- *Feijoa sellowiana* (Pineapple Guava)
- *Fremontodendron californica* (Flannel bush)
- *Grevillea noellii* (Grevillea)
- *Heteromelus arbutifolius* (Toyon)
- *Pittosporum tobira* (Mock Orange)
- *Rhamnus californica* (Coffeeberry)
- *Rhus Ovata* (Sugar Bush)
- *Raphiolepis indica* (India Hawthorne)
- *Ribes Viburnifolium* (Evergreen Currant)

FIGURE 12.1
CONCEPTUAL SITE PLAN
VILLAGE COMMERCIAL SITE



A community notice board and unstaffed kiosk will provide information to the community about neighborhood events, ride sharing, and commute alternatives. An area within the site is also designated for a farmer's market, allowing the area residents to enjoy locally grown produce and other seasonal special events.

General design guidelines for the Village Commercial site are the following:

- To the extent feasible, the shops and businesses should incorporate pedestrian friendly amenities in front of the buildings, such as benches.
- Buildings should be linked together with a pedestrian path or sidewalk to promote and encourage residents to walk to and from the various businesses instead of driving.
- Restaurants having outdoor seating areas should utilize low open fencing to allow the outdoor restaurant areas to be incorporated into the surrounding outdoor amenities.
- Outdoor dining areas should be located, to the extent feasible, in areas that overlook the main portions of the Village Commercial site instead of in areas that are isolated from the remainder of the site.
- To the extent feasible, delivery doors should be located away from the pedestrian paths.
- Building materials should incorporate native materials. Plain stucco buildings are discouraged.
- Building colors should be consistent with those outlined in the Residential Section of these Guidelines.
- Six-inch (6) high concrete curbing should be used in all planting and landscaped areas. The six-inch (6) curb may also be used as a wheel stop.
- The under-story treatment within the Village Commercial site is of equal importance to the tree canopy and should be used to emphasize the architectural features of the buildings as well as to lend interest to passers-by.

- The use of lush plantings of flowering shrubs, groundcovers, and other ornamentals around buildings to compliment the surrounding native landscape is encouraged.
- Groundcovers should be chosen for hardiness, the ability to withstand foot traffic, and low maintenance factors.
- Masonry sound wall, where adjacent to residential areas required at the perimeter of the Village Commercial site should incorporate trees, shrubs and/or climbing vines to break up the overall mass of the walls. Sound walls will be constructed of graffiti resistant materials.
- Lighting should comply with the Bickford Ranch Development Standards.
- Signs should comply with the Bickford Ranch Development Standards.

12.2 VILLAGE SITE STREET CORRIDORS AND PARKING AREAS

The Village Commercial intersection should create the general landscape design theme for both the street corridors and parking areas within the Village Commercial site.

General design guidelines are as follows:

- The street corridors within the Village Commercial site should consist of a mix of trees, shrubs and annuals. The intent is to provide shade for the pedestrian and bicycle paths and as well as reducing the heat emitted from the asphalt and pavement while also creating variations in landscaping using annual colors.
- Trees should be planted in the parking areas in a manner that provides for 50% filtered shading within a 15-year period. Annuals may be incorporated into the parking areas for additional color.

- London plane/sycamore shade trees should comprise the majority of all trees planted within the parking areas of the village site. Where existing trees are preserved, the shade trees should not be planted in a manner that conflicts with the growth and health of the existing trees.
- Shrubs and trees should be located to the extent feasible around the outer perimeter of the parking areas to screen it from the adjoining land uses. However, such screening should not compromise the visibility of the parking lot area by law enforcement.
- All landscaping installed in the street corridors and parking areas of the Village Commercial site should ensure that adequate line-of-site is maintained for pedestrians and vehicles.
- At the end of parking bays, a ten-foot (10) wide planter with evergreen shrubs should extend to within three feet (3) of the entire length of the parking stall to partially screen cars from view.
- Parking aisle delineator Crape Myrtle accent trees should serve to guide traffic and accentuate the entrances to each parking aisle. These trees will provide a color contrast to some extent with the trees selected for use as shade trees.

12.3 SERVICE STATION ORIENTATION

Service stations and vehicle repair facilities should be designed in the reverse or backup mode (reverse orientation). Reverse or backup mode requires that the service areas of these facilities be shielded from public view by orienting pump stations and service bay opening away from adjacent street(s).

13. AIR QUALITY

13.1 AIR EMISSIONS REDUCTION PROGRAM

An Air Quality and Transportation Systems Management Plan has been developed for the Bickford Ranch community (Bickford Ranch TSM). This TSM Plan is designed to substantially reduce pollution through a variety of state of the art techniques and mobile sources in order to improve air quality both in the Plan Area and in the surrounding community. The Bickford Ranch TSM Plan is the first of its kind for a residential project within Placer County.

Many of the air pollution reduction measures are included as development standards in Section 15 of the Bickford Ranch Development Standards. The intent with these design guidelines is to provide a comprehensive approach to air quality in order to achieve an even higher reduction in trips and air pollutants.

Several elements of the Plan design also aid in reducing external and internal automobile trips, thereby reducing vehicle air emissions. First and foremost, over half of the residential dwelling units in the Plan Area are proposed as age-restricted for owners that are 55 years of age or older. Statistics indicate that an age-restricted community generates only one-third the traffic and air pollution when compared to other non age-restricted communities. The Plan Area incorporates other elements that will encourage the reduction in vehicle trips by the Plan Area residents.

13.1.1 Village Commercial Site

Within an age-restricted community, twenty-eight percent of all "mature adult" trips are for the purpose of shopping. By providing retail support facilities such as restaurants, salons, automatic teller machines and retail businesses at the Village Commercial site, there will be a reduced need for residents to travel outside of the Plan Area for daily retail needs. The Village Commercial site will be accessible by bicycle, pedestrian and electric golf carts, thereby reducing the number of vehicle trips internal to the project.

13.1.2 Heritage Ridge Clubhouse

The Heritage Ridge community will provide health club, meeting and activity rooms and a restaurant for its residents. By providing exercise and activities on-site, the residents will not have to travel by car outside of the community for such needs. In addition, the clubhouse will be accessible by pedestrian and electric golf cart paths. This will aid in further reducing the need for a car for the Heritage Ridge community residents.

13.1.3 Trail System

The extensive pedestrian, bicycle, equestrian and golf cart path trail system incorporated into the Plan Area will also serve to promote the use of alternative modes of transportation to the car. The trail system has been planned to link the individual residential communities with the parks, public gathering areas and Village Commercial site. By making alternative modes of transportation convenient and attractive, as is proposed in the Plan Area, the goal is to encourage the Plan Area residents to use these alternates, which leads to a reduction in air pollutant emissions through the reduced use of the car.

13.2 PLAN DESIGN

Another goal of the Bickford Ranch Air Quality Plan is to incorporate certain design features within the Plan Area that result in aiding to reduce energy demands and emissions. In addition to design requirements identified in the Bickford Ranch Development Standards, the following should be incorporated into the Plan Area design:

- Tree plantings on individual home sites should be encouraged given the numerous air quality benefits provided by trees, such as reducing carbon monoxide and conserving energy by providing shade.
- Telecommuting will be encouraged by providing state-of-the-art technologies to allow internet use in every home.
- The Plan Area should include an exclusive cable TV channel to provide information on important community issues, air quality forecasts for "Spare the Air Days", and rideshare messages.
- The use of natural gas or electric barbecues should be encouraged.
- Electric lawn equipment instead of gas-powered equipment should be encouraged for use throughout the Plan Area, including within private residential lots.
- Preferential parking spaces should be provided for electric golf carts in the Village Commercial site, the Heritage Ridge Clubhouse and at other key public areas.

13.3 BICKFORD RANCH TSM PLAN IMPLEMENTATION

Prior to occupancy, all Plan Area residents will receive information that encourages improved air quality such as, regional ridesharing programs, bicycle community programs, benefits of using electric lawn mowers, maps and schedules regarding the use of transit and Placer County Air Pollution Control District programs. This information should be updated annually and distributed by sales office personnel or the appropriate agent upon close of escrow. These materials should also be posed within the Plan Area in central locations, such as the Village Commercial site and the Heritage Ridge Clubhouse. Information packets and postings can include but are not limited to the following information:

- Regional ridesharing programs (i.e., Rideshare Week, SACOG Rideshare's 1-800-Commute and rideshare matching).
- Bicycle community programs (i.e. SACOG Rideshare's bicycle buddy matching, Bike to Work Day, Bikes on Board).

- Placer County Air Pollution Control District programs (i.e., telecommute incentive program, Spare the Air, gas lawn mower trade in program).
- Maps and schedules regarding various Placer County bus routes.

14. ARCHITECTURAL DESIGN GUIDELINES

14.1 ARCHITECTURAL DESIGN CONCEPTS AND GOALS

The central goal of the architectural guidelines is to ensure that all structures built in the Plan Area are of the highest-quality design and construction. Similar to the landscaping concepts outlined in these Guidelines, the architectural concepts of the Plan Area should reflect a unifying philosophy of design, scale, massing and details.

Buildout of the Plan Area is estimated to span a six to eight year period. Therefore, the intent of these guidelines is to ensure that as each phase of the Plan Area is constructed, that it is consistent in design and theme with the previous phase.

While imaginative and varied design is encouraged, the goal is to ensure that variation remains within the context of the overall design theme for the Plan Area: integration of the development into the existing natural beauty of the surrounding landscape instead of dominance of structure over nature. This is accomplished by ensuring that colors, textures and materials are similar in tone and texture to the surrounding landscape and native materials. Similar to the community entrance features, the emphasis of the architectural designs will be on the utilization of natural colors and materials and on subtle accents.

14.2 ROLE OF THE ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) established for the Plan Area has been charged with the task of ensuring that the architectural styles proposed for each residential and commercial structure are consistent with the goals and policies of the Specific Plan and these Guidelines. Because the buildout of the Plan Area will span several years, the ARC will be charged with the responsibility of ensuring that each phase of construction is compatible with the previous phases. While duplication is not expected, the goal of the ARC will be to ensure that each phase of development compliments and does not conflict in design, style, color and/or materials with the prior phase(s). This will be partly accomplished by requiring the preliminary plans for each construction project proposed in the Plan Area be reviewed by the ARC prior to submittal of construction drawings to the County. The construction drawings submitted to the County must also include the findings of the ARC.

14.3 GENERAL ARCHITECTURAL GUIDELINES

The following general architectural guidelines should be considered for each residential and commercial building design.

- Consistent and proportional doors, windows and other design elements are encouraged.
- The architectural character, form, and massing should be varied through changes in roof form, color, material and texture.
- Quality application of siding materials and other exterior features is encouraged.
- Exterior exposed metals such as aluminum or steel doors, windows, screens, rooftop and other metal shall be anodized in a color or provided with a factory finished approved color.
- All roof or ground mounted mechanical equipment, satellite dishes, antennas, or other similar structures are to be screened from view with an enclosure that is compatible to architectural theme of attached or adjacent structure.
- Visually confusing or disordered facades, including roof forms window and door shapes and sizes are discouraged.

14.4 BUILDING MATERIALS

Exterior building materials should generally compliment the natural environment in texture and color. Predominant exterior materials shall consist of wood, plaster, tile and masonry. These general materials along with the following examples of additional acceptable materials should be used to create a building design of quality and variety:

- Siding with wood banding and trim,
- Board and batt,
- Stone veneers/brick veneers,
- Smooth to medium texture stucco,
- Clay/concrete roof tile,
- Fire rated shakes, shingles,
- Slate tile,
- Select colored metal roofing, and
- Tongue in groove and beveled board siding.

For commercial structures, the use of split-face concrete masonry unit and board-formed concrete will be considered by the ARC on a case-by-case basis.

Materials and finishes that the ARC determines are incompatible with the above list will not be permitted. In addition, the vinyl, aluminum siding and T-111 plywood siding are not permitted.

14.5 COLOR

As noted above, the goal of the architectural design guidelines is to ensure that the exterior colors of all building materials reflect the natural environment of the Plan Area. The following colors are the general color palette to be used in all buildings in the Plan Area.

- Tan, beige, or gray (medium to dark)
- Toast, cinnamon, or sage,
- Coffee, rust, or terra cotta,
- Olive, oak, moss, or evergreen,
- Light pale (green, blue, or gold), (trim/accent only)
- Bright colors, if used, should be accent or trim only.

All buildings on all lots shall conform to the general list below, a committee-approved equal or another manufacturer with similar colors.

BICKFORD RANCH

Base Colors (90% min. of wall area)

Riverside 632	Skycap 657	Smokey 53
Norway Pine 772	Moonrock 773	Mineral 54
Storm Grey 774	Rosemary 27	Staghorn 26
Withered 25	Turk 111	Camel Tan 110
Gentle Doe 109	Gopher 83	River Rock 82
Sepia 81	Totem Pole 139	Stage 138
Bison Beige 137	Thrush Wing 167	Suntan 166
Lariat Beige 165	Bran Muffin 195	Café Au Lait 194
Buckwheat 279	Brown Rice 278	Harvest Home 894
Lansdale 223	Lone Rock 222	Scarecrow 250
Sablewood 221	Castor Grey 783	Kale 782
Cabbage 781	Cyclone 811	Lead Grey 810
Elmwood 809	Kilim 251	
Foxdale 249	Dry Moss 895	
Weaver's Cloth 893	Bedrock 55	

Accent Colors

Dutch Cream SC42	Antique Ivory SC18
Flax SC52	Indian White SC60
Navajo SC53	Toga SC72
Spice Beige SC61	Vista Tan SC51
Sandalwood SC13	Mesquite SC97
Indian Red SC45	Canyon Brown SC78
Spanish Brown SC66	Mahogany SC67
Oxford Brown SC12	Cape Cod Grey SC34
Dover Grey SC44	Labrador Blue SC63
Newport Blue SC88	Slate Grey SC54
Vista Teal SC55	Sherwood Green SC46
Black SC05	

In the future, colors may be proposed to the DRC for review and approval.

14.6 ROOF FORMS

The following guidelines will be considered for roof forms on buildings in the Plan Area:

- Roof forms and massing should create a sense of individuality and rhythm, while relating to the street and views from all directions.
- The overall profile and articulation should be gable or hip form to allow for continuous side slope character along streets.
- Roof profiles should be varied to reflect the volume used in the home. Possible examples of variation include:
 - Primary gable or hip roof forms,
 - Varied roof pitches,
 - Covered porches/verandas, and
 - Shed/gable dormers.
- On sloping sites, roof shapes should step with the land where possible.
- Overhangs are encouraged as well as trellis/arbor structures for character.
- Low-pitched roofs such as 4:12 or less are not allowed unless an overriding design concept can be demonstrated
- Television, cable and satellite systems are permitted on roofs.
- Roof-mounted solar energy devices are permitted.
- Colors of roofs should blend with landscaping. Dark-colored roofs are encouraged to blend with existing landscaping and to minimize visibility of rooflines. Roof color palettes shall be included in the Development Notebook.

14.7 ENTRANCES, DOORS, WINDOWS AND SKYLIGHTS

The following design principles apply to entrances, doors, windows and skylights of all buildings constructed in the Plan Area:

Entrances and Entryways:

- Entryways should be well articulated with restrained and understated lines.
- Entrances should be functional and aesthetic as well as consistent with each residence's architectural features.
- An understated, scaled entrance design is preferred.
- Trellised entries or entry parts of a covered front terrace or porch are preferred.
- Entry walks should be separate from the garage parking area.
- Entrances that are too ornate, monumental or imposing will not be approved.

Doors

- Doors should be integrated into the form and mass of the structure in a subtle way that reflects the exterior architectural theme.
- Exterior doors should be covered where possible.
- Focal point entry door design is preferred.
- Placement of doors and windows should consider the overall architectural exterior composition.
- A combination door/window design is preferred.

Windows

- Windows should not appear just as openings into the side of a box but as architectural features.
- Wood/clad/vinyl windows are preferred.
- Creative window composition is preferred.
- Stacked window design is preferred.
- Highly reflective glass is prohibited for use in windows, glazed doors, skylights, or other exterior applications.
- All metal-clad wood windows and doors, or aluminum and vinyl windows and doors must be color anodized or pre-finished with baked enamel or other finish in approved color.

14.8 GARAGES, GARAGE DOORS, AND DRIVEWAYS

The overall goal for the design of garages, garage doors and driveways is to implement design measures or features that minimize the dominance of the garage features. Such design features may include side entries, recessed garages separated garages (in rear of lot), split garages, tandem garages, and use of overhangs and columns which add shade and shadow by way of recessing doors.

In addition, the following general designs are preferred:

- Offset garage door planes,
- Trellis/arbors as accents,
- Use of overhangs/columns for detail,
- Raised panel doors, and
- Lighted address lights.

The following general design guidelines should be considered when designing garages and driveways:

- Garage doors must relate to the house designs style and finish.
- Glazing in garage doors should be provided to reduce door impact from the street.
- When three or more garage bays are planned, additional design will be required to articulate the door plane.
- Driveways for lots smaller than one acre should be concrete colored concrete, colored pavers and treatments, exposed aggregate, or salt-finished surfaces to maintain community quality in appearance.

14.9 EXTERIOR DETAILS

Use of columns, posts, exposed outriggers and trim, give each home a unique visual interest. The following are examples of preferred exterior design detail:

- Structural/architectural posts-columns of 6" minimum.
- Vernacular rail/accent designs.
- Accent detailing of outriggers, braces, sill/heads, and wainscoting.

The following requirements shall apply to exterior details:

- Exterior wall and building mounted light fixtures shall be integrated into the architectural concept of the house.
- Materials such as vents through roofs, chimney flues, louvers, flashing, chimney caps, railings, utility boxes, and metal work of any kind shall be furnished to match the buildings color palette.
- Electrical service meters shall not be located on the front elevation of residential dwellings.

14.10 PORCHES AND COURTYARDS

A covered front porch, front facing terraces, or courtyards can augment the traditional private area of a backyard. The people-oriented focal point of the house minimizes the more typical garage dominated streetscape by achieving a sense of entry. Consequently, the living area of the house becomes larger by opening it up to the street and front yard.

The following guidelines should be considered when designing porches and courtyards:

- Traditional porches and patios are preferred vernacular methods of design.
- Canvas awnings may be proposed for an overall house design only if the fabric and hardware is complementary to and blends unobtrusively with the exterior materials and colors of the house.
- Porch railings and gates may be wood or wrought iron.
- Roofs of covered porches should be consistent with the architectural design of the house.
- Railing and gate design should be consistent with the architectural design of the house. Discourage spire tops on fencing.
- Courtyard wall heights should be consistent with architecture theme of the house.
- Courtyard wall materials may be wood, plaster, stone, brick, or approved slump block or adobe materials but the ultimate material chosen must be consistent with the overall architectural theme of the main building.
- Uncovered, elevated wood-framed decks are discouraged unless necessary.

14.11 VILLAGE COMMERCIAL CENTER

In addition to the general guidelines for architectural design noted in this section, the following additional design guidelines apply to the Village Commercial Center.

Center Design

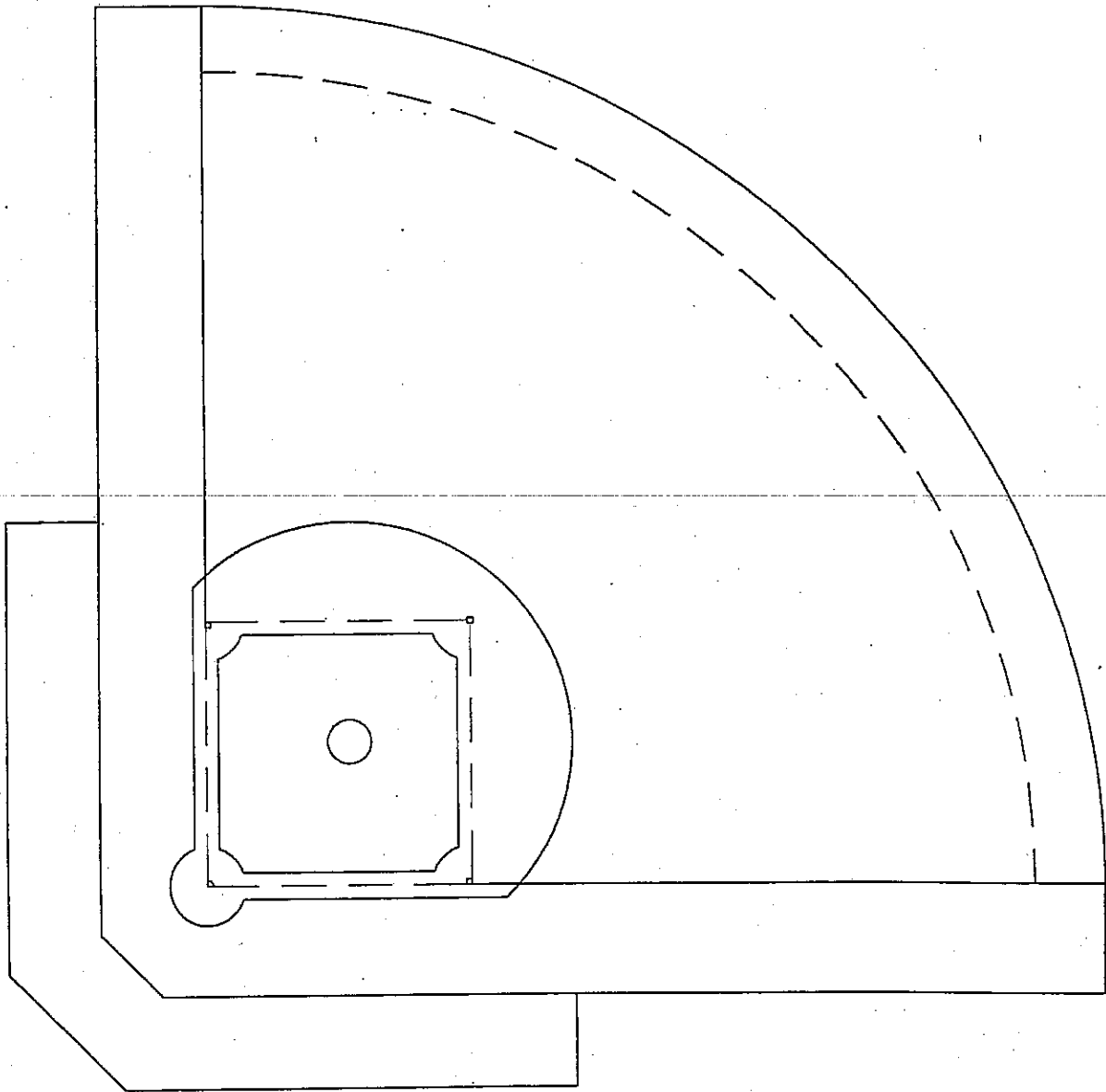
- The Village Commercial Center should be massed and detailed to convey the character of a small rural town center.
- The Village Commercial Center should have inside and outside space to meet and gather.
- A strong vertical element such a clock tower and/or two-story elements should be considered to give visual variety.
- The scale of the Village Commercial Center should be oriented towards pedestrians. Therefore, parking should be convenient but not dominate.
- All sides of the Village Commercial Center should be articulated to avoid that back alley or service road style.
- A majority of the walkways and patios should have a stone or brick pattern.

Building Design

- Predominant exterior materials should consist of articulated beams and timbers at overhangs, plaster, or wood siding with masonry veneers on all walls and divided light windows.
- Native materials such as rocks, timbers, wood siding, should be mixed with dominate gable roofs and overhangs, small paned windows and covered walkways in the buildings.
- Large veranda areas in the front will be focused around the terraces for functional outdoor activities.
- The overall profile should be articulation gable, with some hip or flatter slope roofs at supporting or secondary areas.

APPENDIX A

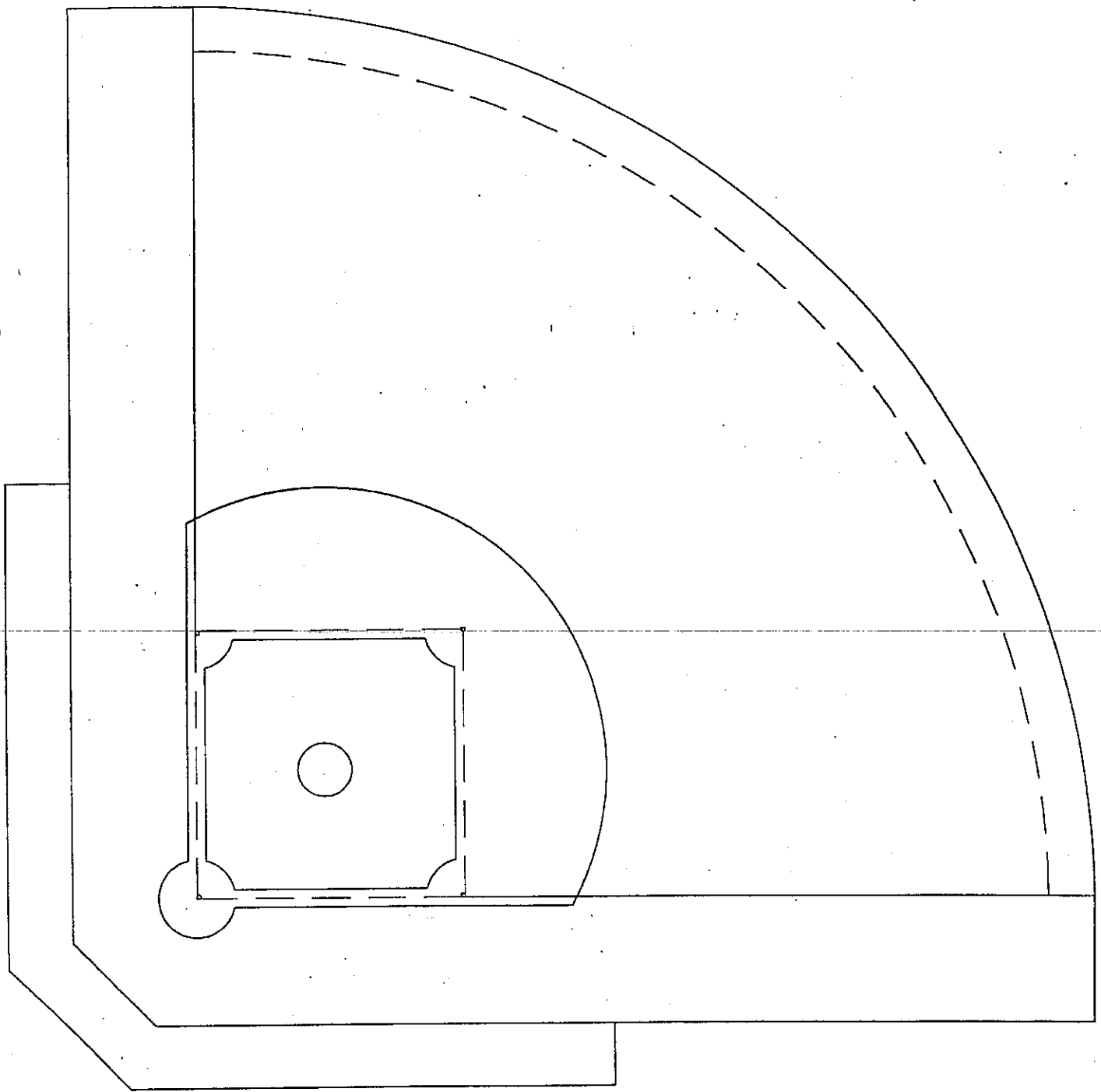
PARK DESIGN DETAILS



200' SOFTBALL FIELD

FIELD SIZE: 200' RADIUS INCLUDING 15' WARNING TRACK, 60'
BASES, 25' FROM HOME PLATE TO BACKSTOP, 21'
BLEACHER PAD

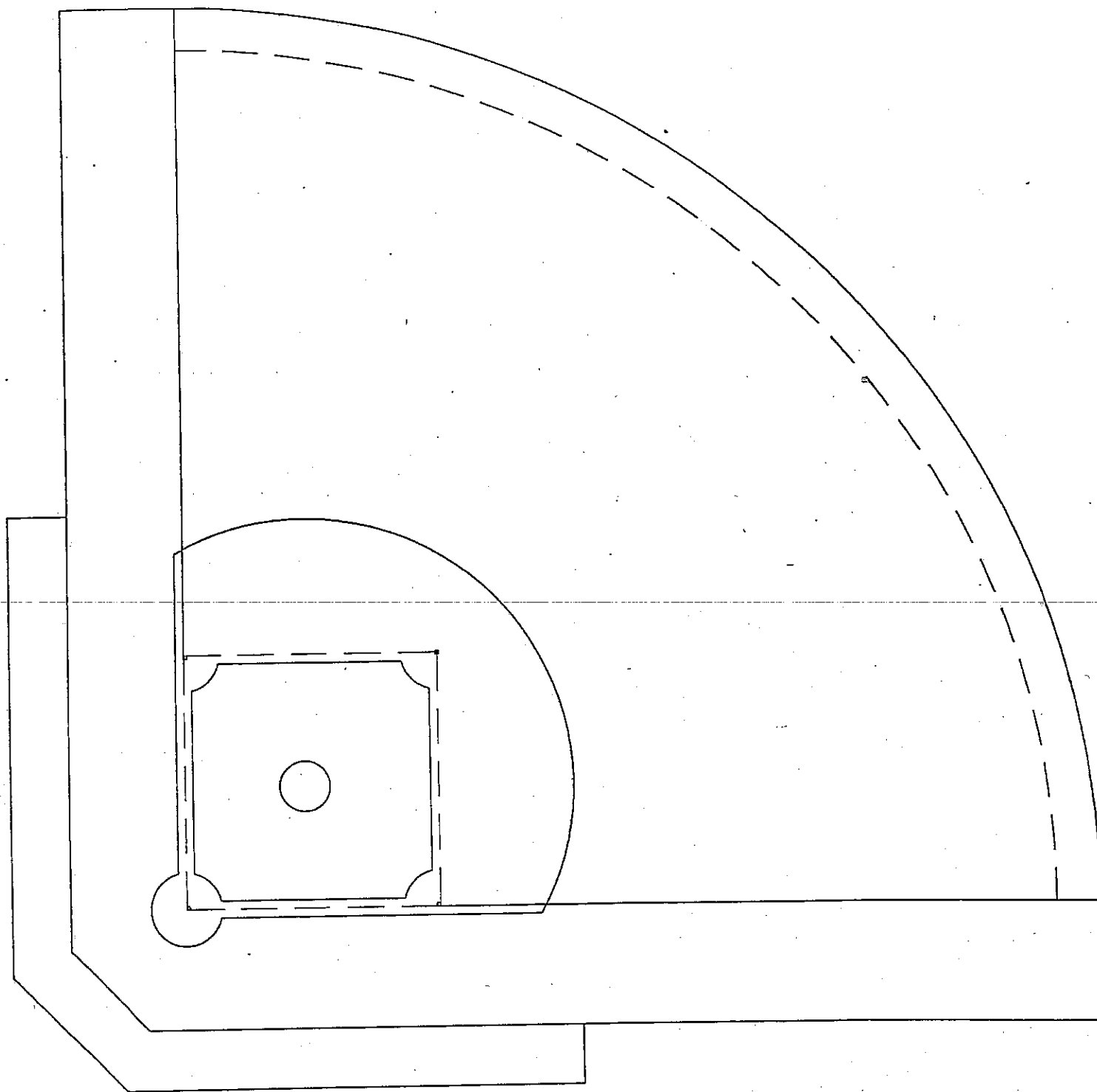
SCALE: 1"=40'



300' BASEBALL FIELD

FIELD SIZE: 300' RADIUS INCLUDING 15' WARNING TRACK, 90'
BASES, 40' FROM HOME PLATE TO BACKSTOP, 21'
BLEACHER PAD

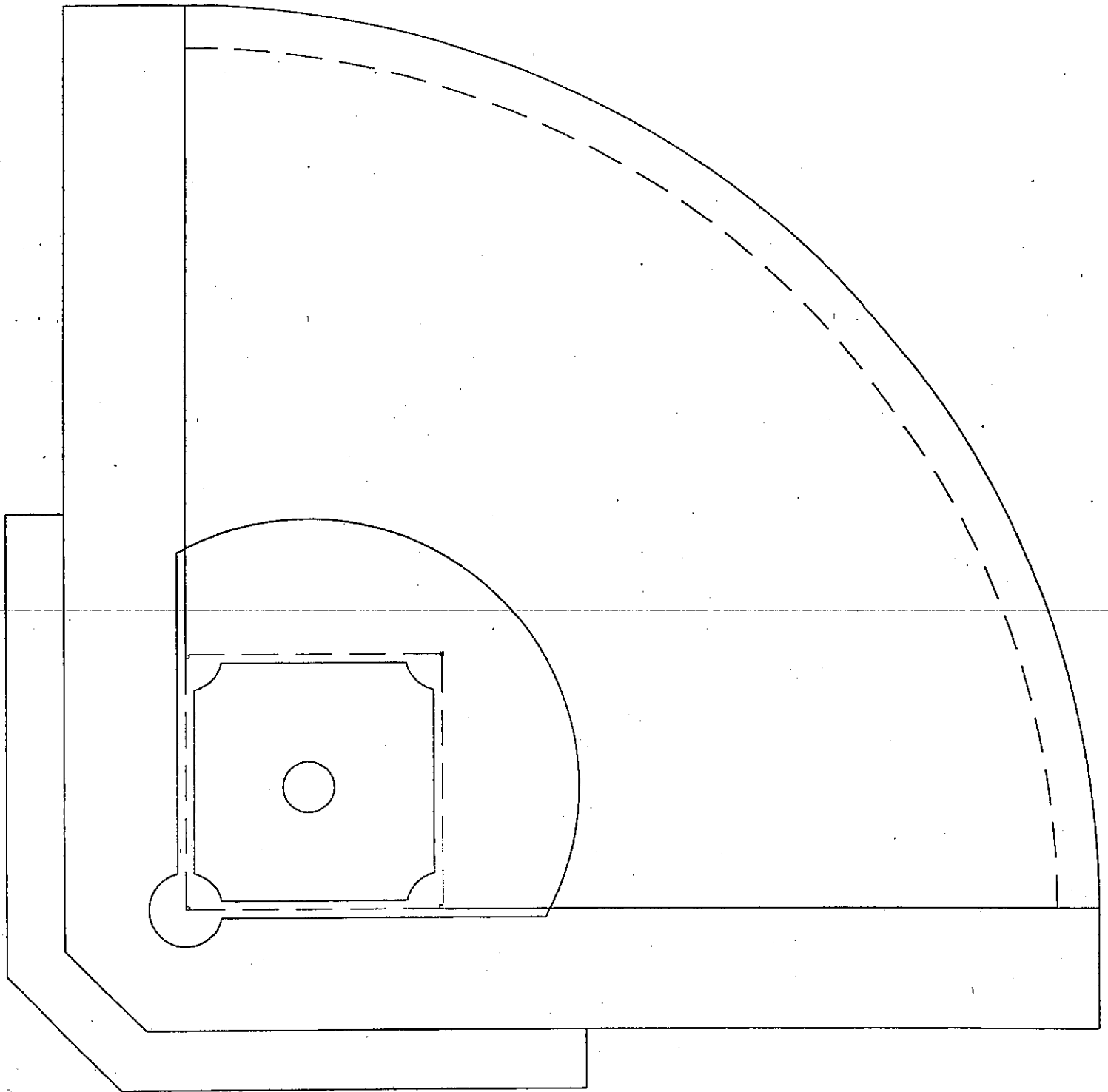
SCALE: 1"=50'



320' BASEBALL FIELD

FIELD SIZE: 320' RADIUS INCLUDING 15' WARNING TRACK, 90' BASES.
40' FROM HOME PLATE TO BACKSTOP, 21' BLEACHER
PAD

SCALE: 1"=50'

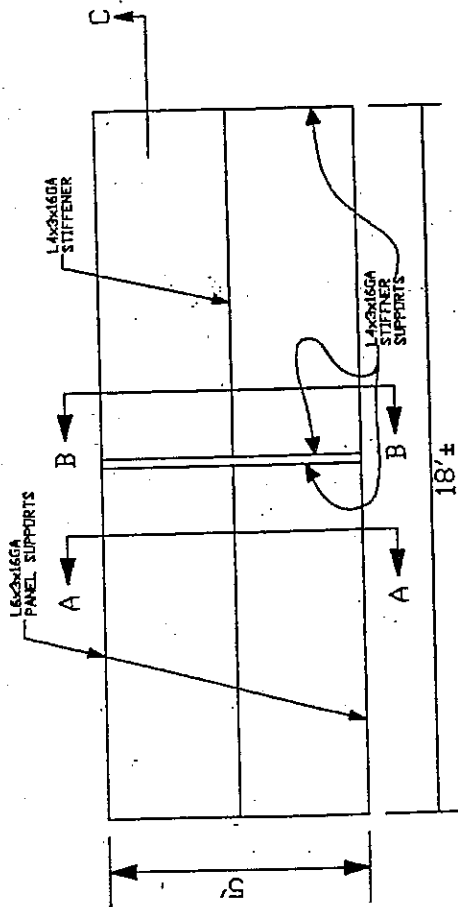


320' BASEBALL FIELD

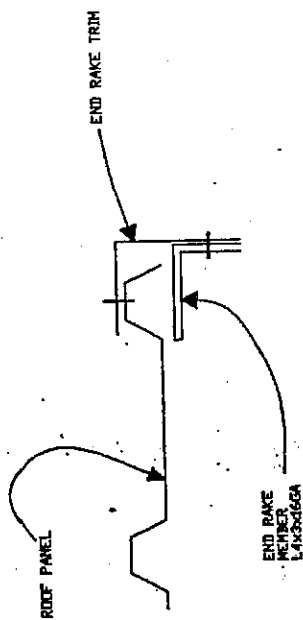
FIELD SIZE: 320' RADIUS INCLUDING 15' WARNING TRACK, 90' BASES,
40' FROM HOME PLATE TO BACKSTOP, 2' BLEACHER
PAD

SCALE: 1"=50'

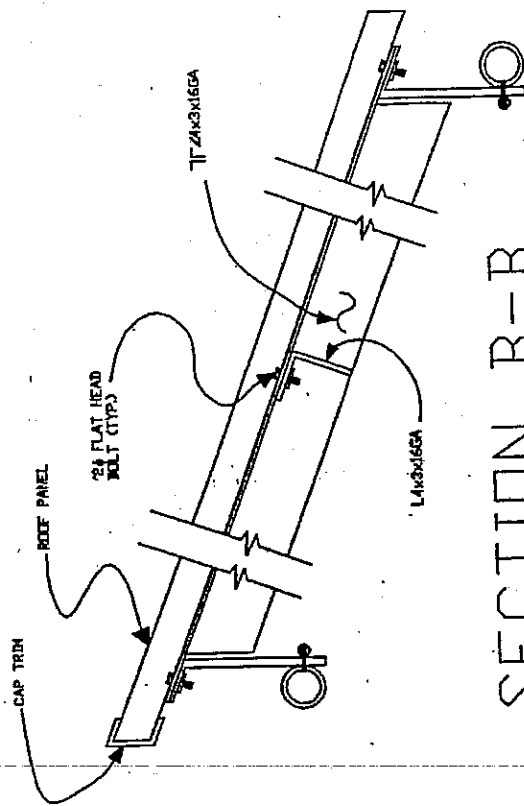
BASEBALL/SOFTBALL DUGOUT ROOF COVER



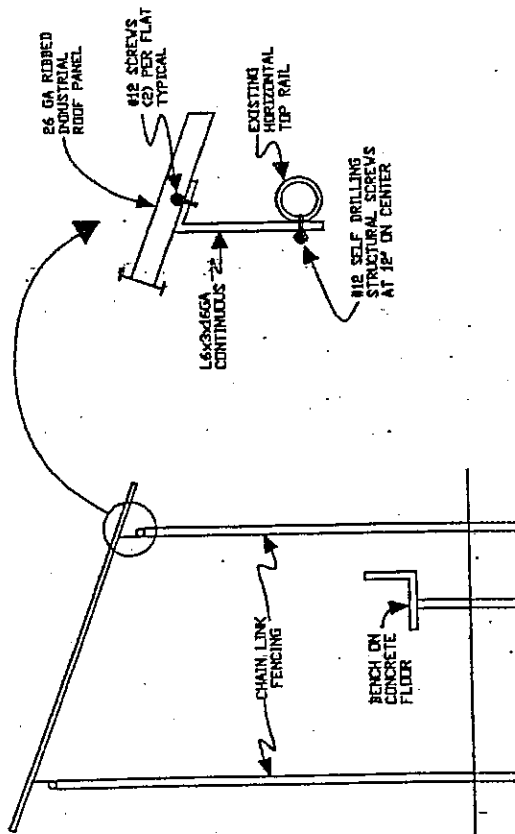
ROOF PLAN



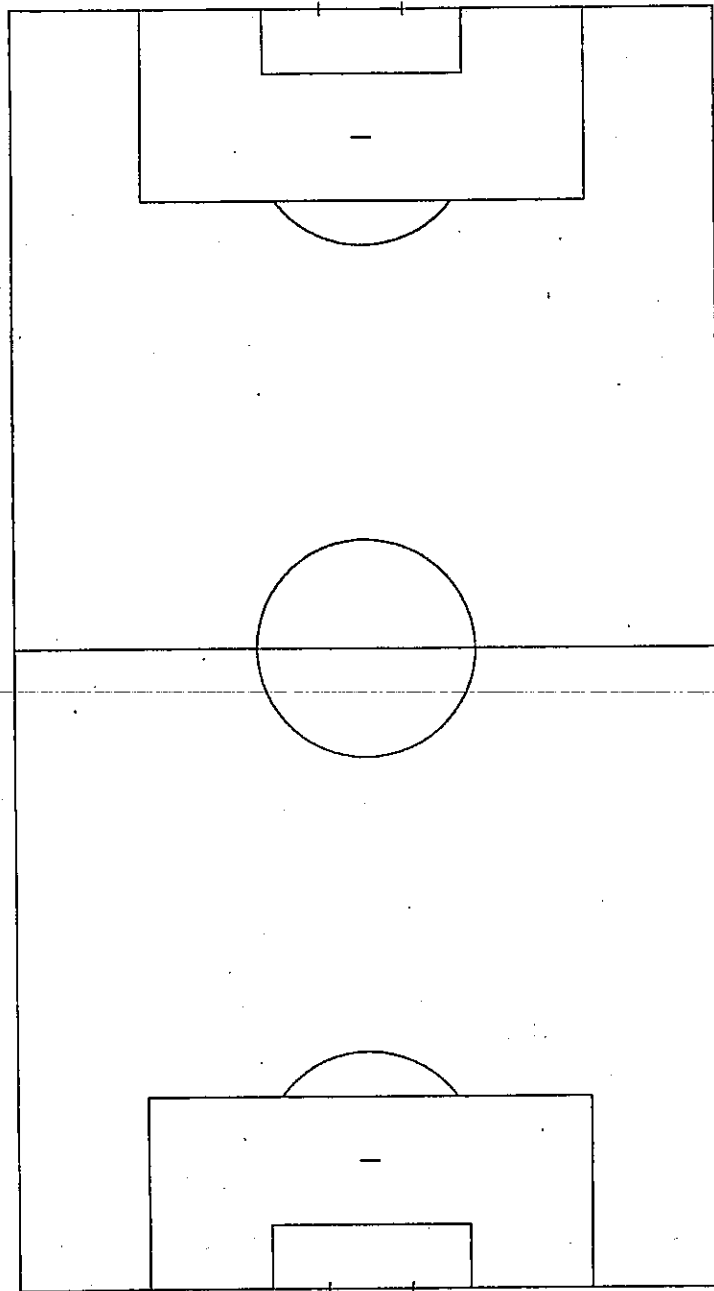
SECTION C TYP. @ ENDS



SECTION B-B



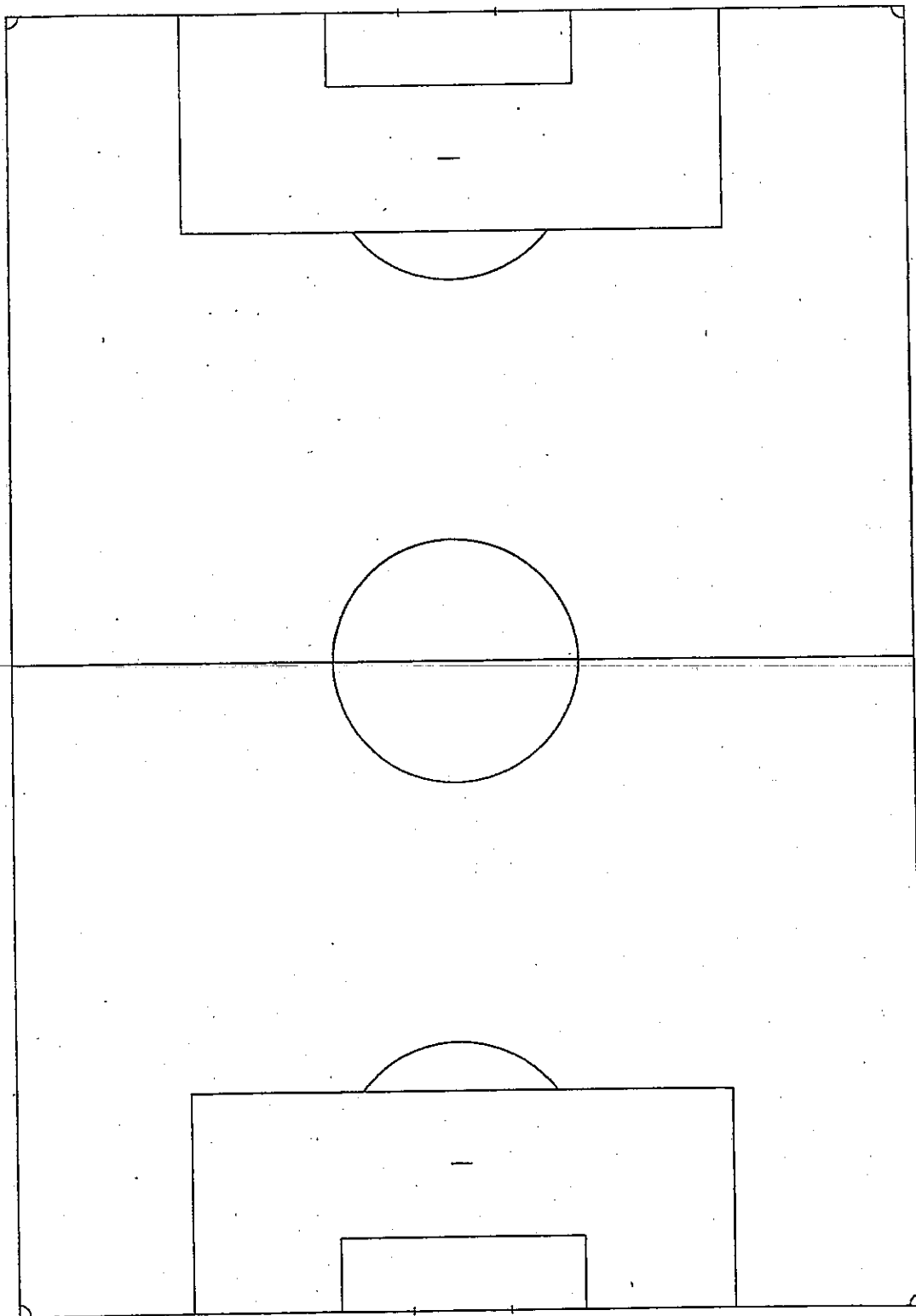
SECTION A-A



JUNIOR SOCCER FIELD

FIELD SIZE: 200' X 110'

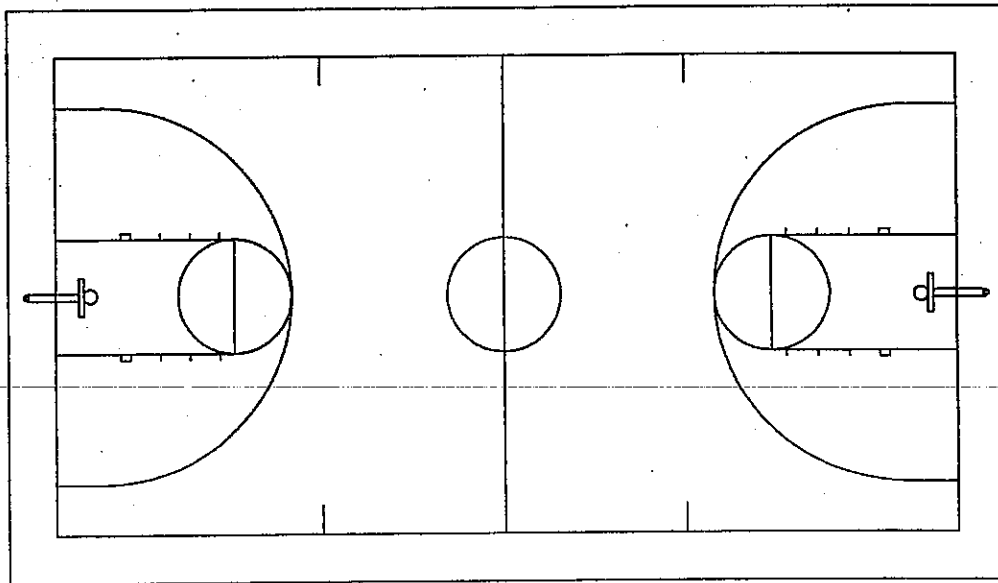
SCALE: 1"=30'



220' X 320' SOCCER FIELD

FIELD SIZE: 220' X 320'

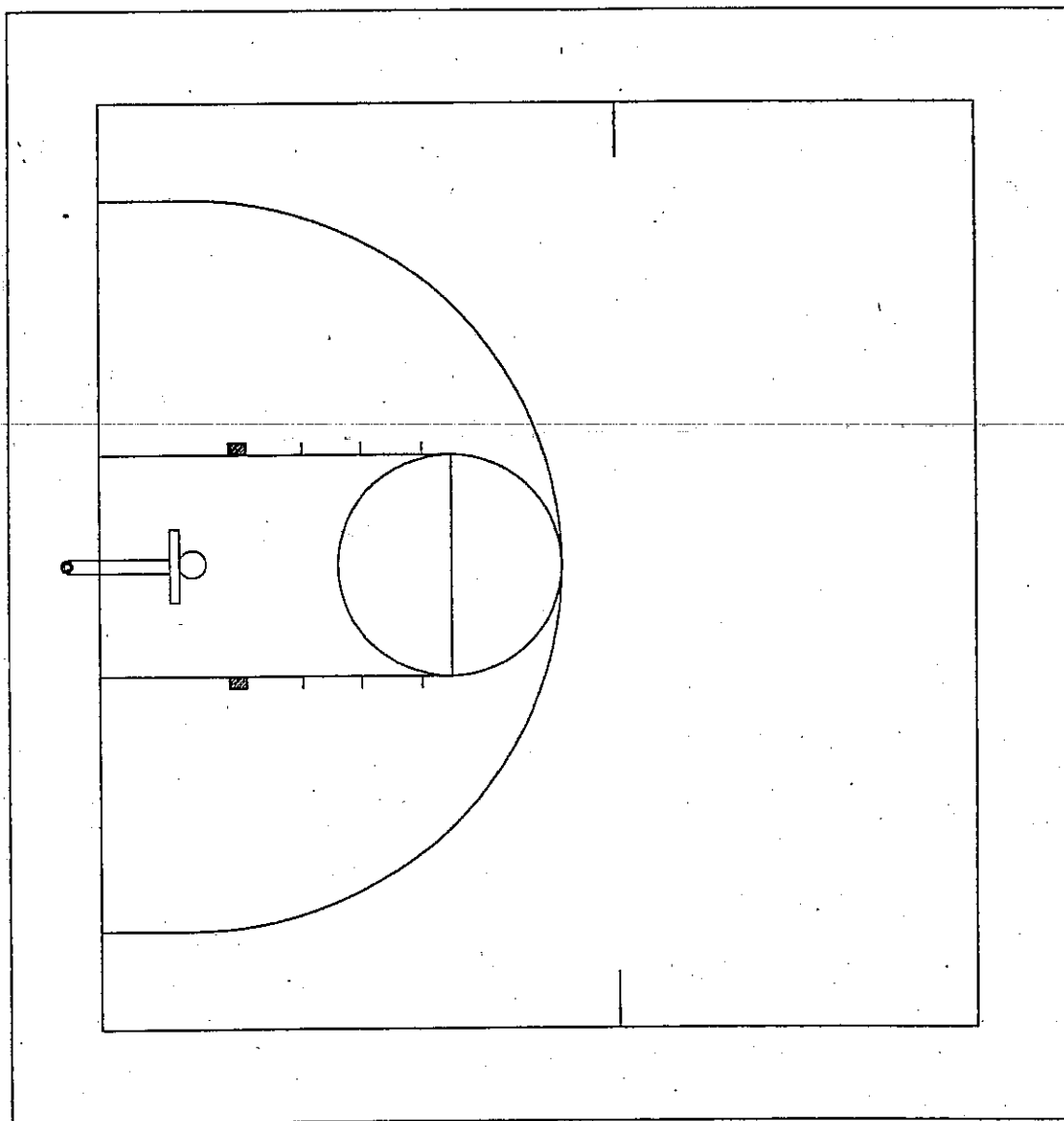
SCALE: 1"=40'



BASKETBALL COURT

COURT SIZE: 50' X 94' WITH 5' PERIMETER BOUNDARY.

SCALE: 1"=20'



HALF COURT BASKETBALL COURT

COURT SIZE: 50' X 41' WITH 5' PERIMETER BOUNDARY

SCALE: 1"=10'



DEPARTMENT OF
FACILITY
SERVICES
CAPITAL
IMPROVEMENTS
DIVISION
11478 C AVENUE
AUBURN, CA 95603
(916) 889-7750

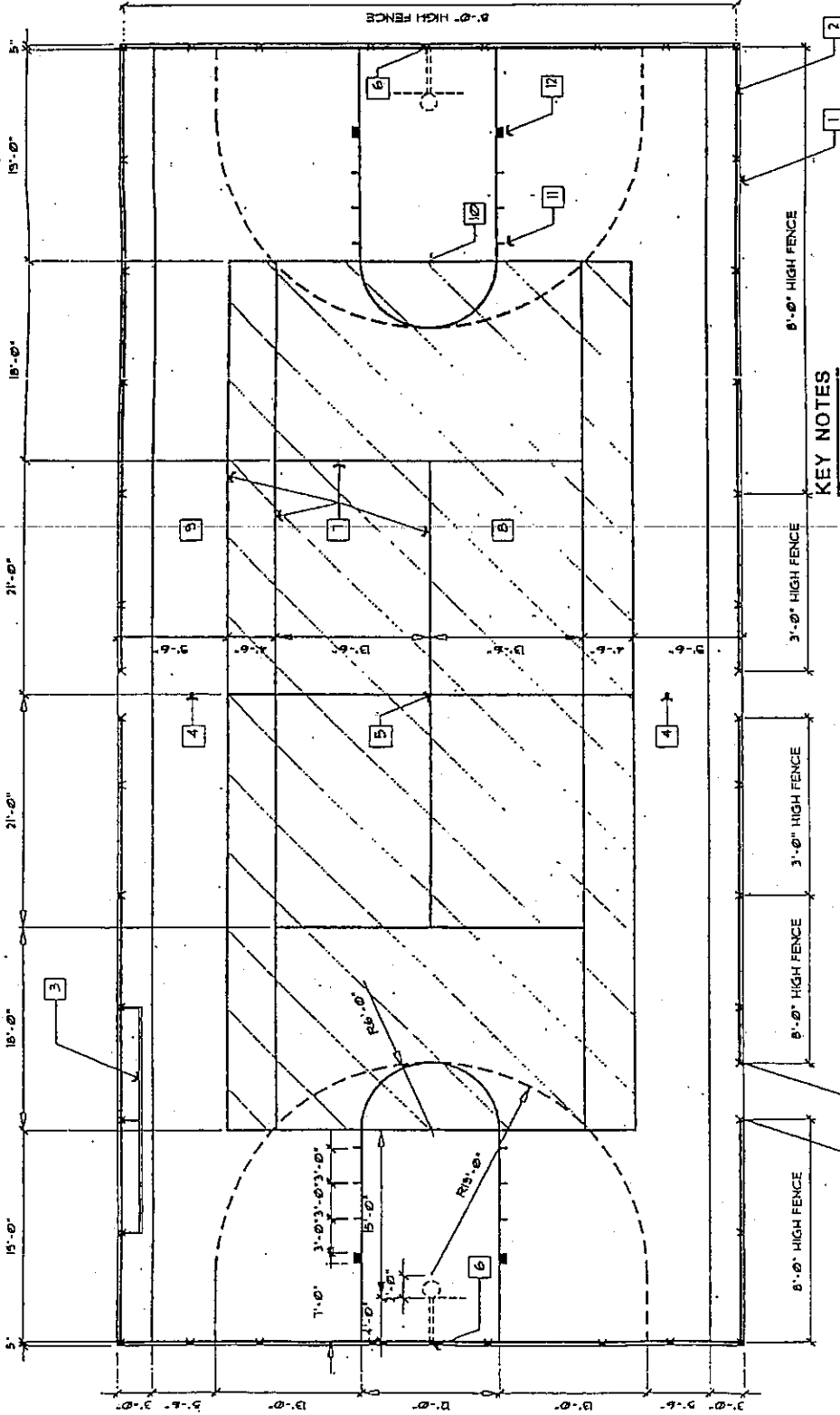
CONSTRUCTION DOCUMENTS FOR:
FACILITY SERVICES DEPT
TREELAKE PARK SPORTS COURT
5265 PARKFORD CIRCLE
ROSEVILLE, CA 95678
APN 466-030-029

REVISIONS (41)

PROJECT NO. 74566
DRAWN BY MAR
DATE NOV 21, 1996
AREA ROSEVILLE

SHEET TITLE
STRIPING PLAN
SHEET NO. 1
SET NO.

A3
OF 6 SHEETS



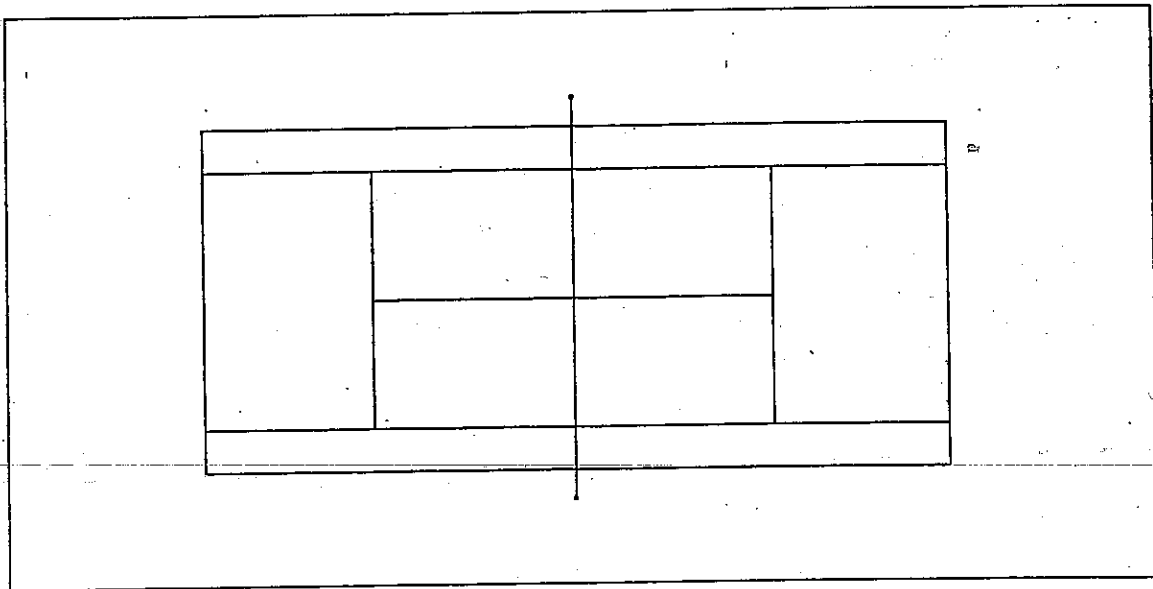
KEY NOTES

1. EDGE OF CONCRETE.
2. FENCE
3. REBOUNDER
4. TENNIS NET, POSTS AND SLEEVES.
5. TENNIS NET, CENTER ANCHOR.
6. BASKETBALL POLE, BACKBOARD AND GOAL.
7. STRIPING, TYPICAL
8. COURT SURFACE COLOR 1 SHOWN HATCHED.
9. COURT SURFACE COLOR 2 REMAINING AREA.
10. CENTER MARK, 2" WIDE X 4" DEEP, TYP EA END.
11. STRIPE, 2" WIDE X 8" DEEP, TYP OF 3 EA SIDE.
12. MARK, 12" WIDE X 8" DEEP, TYP 1 EA SIDE.



STRIPING PLAN

SCALE: 1" = 10'-0"

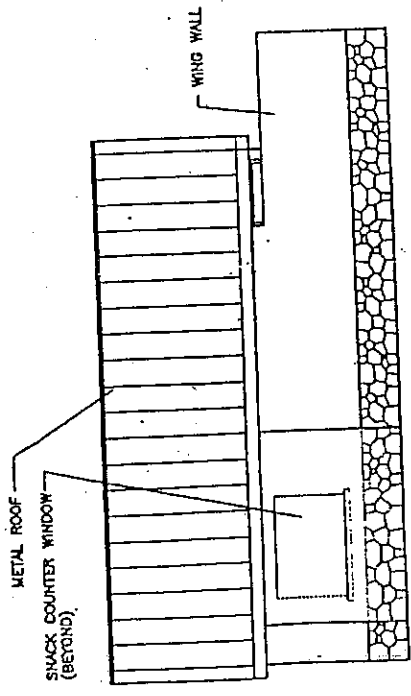


TENNIS COURT

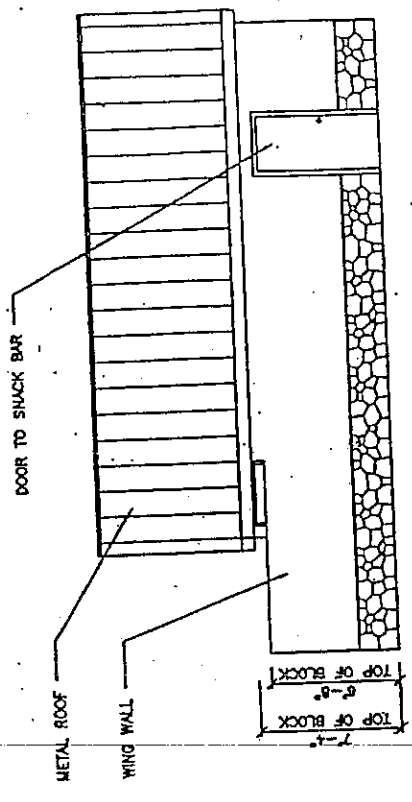
COURT SIZE: 60' X 120' INCLUDING FENCE ENCLOSURE

SCALE: 1"=20'

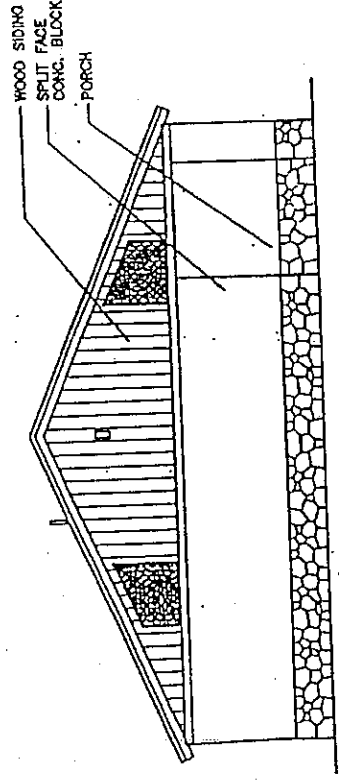
SAMPLE



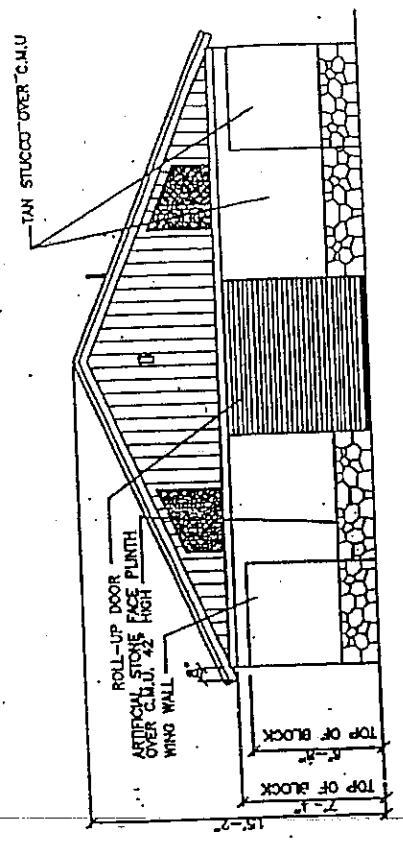
EAST ELEVATION
SCALE 1"=8'-0"



WEST ELEVATION
SCALE 1"=8'-0"



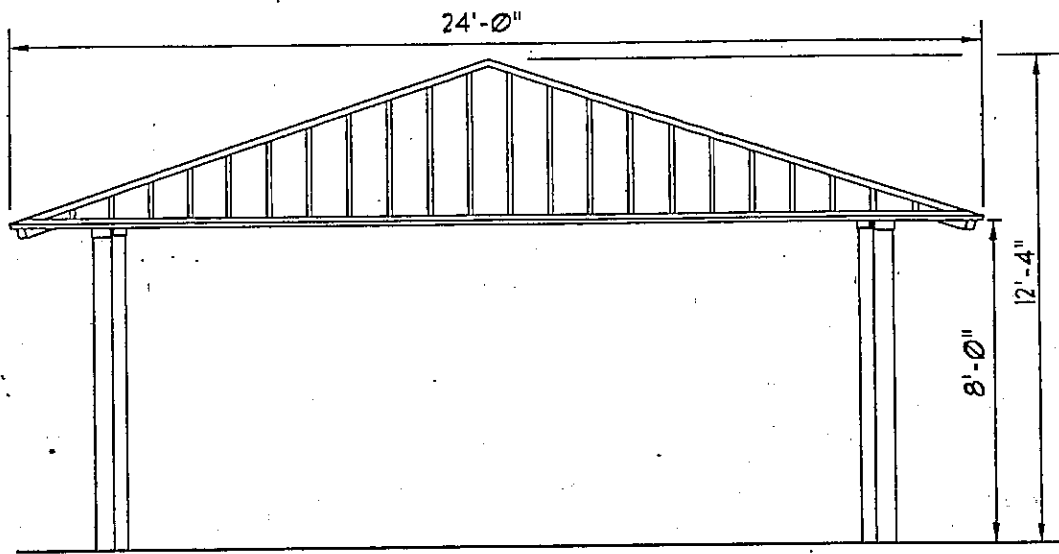
SOUTH ELEVATION
SCALE 1"=8'-0"



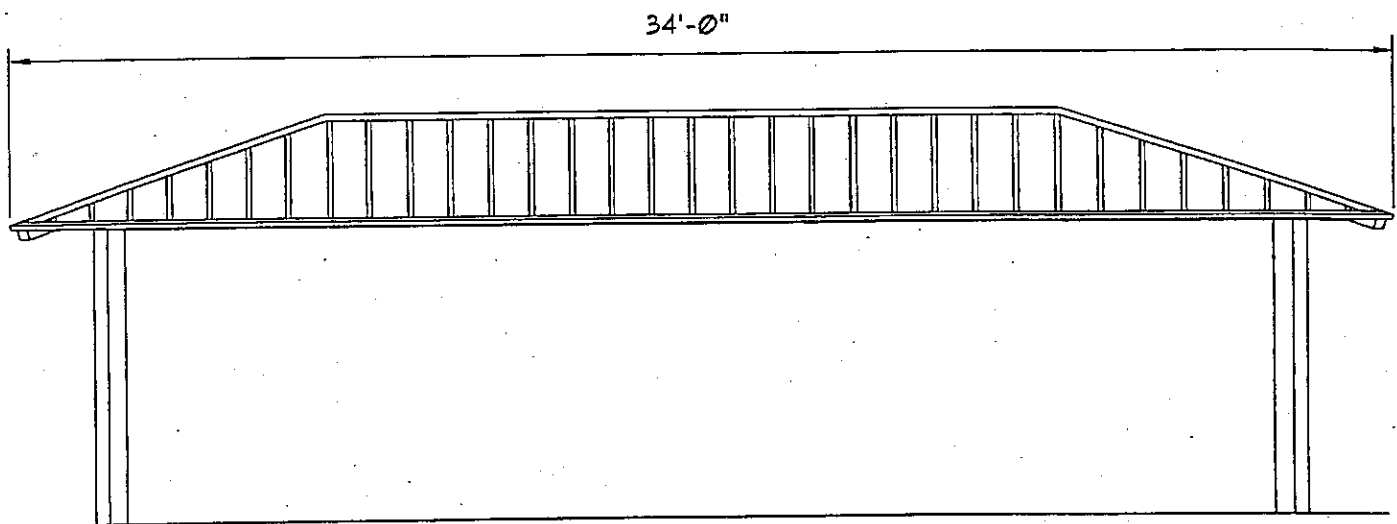
NORTH ELEVATION
SCALE 1"=8'-0"

RESTROOM/SNACK/
BUILDING

RESTROOM/SNACK BAR
BUILDING



END ELEVATION



SIDE ELEVATION

24' X 34' 'POLIGON' ARBOR

SCALE: NONE

APPENDIX B OAK WOODLAND CONSERVATION AND REVEGETATION PLAN

**BICKFORD RANCH
OAK WOODLAND CONSERVATION
AND
REVEGETATION PLAN**

Prepared for:

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Prepared by:

**Ralph Osterling Consultants, Inc.
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December 7, 1998

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BICKFORD RANCH OAK WOODLAND CONSERVATION & REVEGETATION PLAN

INTRODUCTION

The Bickford Ranch Oak Woodland Conservation & Revegetation Plan (CRP) is formulated on basic scientific principles of ecology and biodiversity. Components of the plan utilize an ecosystem approach to replant, enhance and renew the oak woodlands at Bickford. Dense stands of blue and live oak are found on the side slopes where suitable soils exist. Grassland oak savannas are found interspersed on the gentle terrain areas with grasslands and rock outcrops. Conservation activities will be undertaken in all oak types on Bickford Ranch.

The woodland resource on the Bickford Ranch is a mature to overmature mixture of native trees dominated by the native oaks which now exist only on suitable soils. The interaction of historic land management practices including grazing and natural ecological cycles combined to create the existing mature or geriatric forest with few or no younger aged trees. Without active recruitment or reproduction, the density and quality of the woodland will continue to decline over time.

Woodland conditions require that planting and rejuvenation of the trees must closely follow ecological principles. Proven scientific methods including onsite seed collection, small or reproduction size planting stock, establishment irrigation, professional maintenance and monitoring will assure establishment of a young woodland and continue to thrive on the Bickford Ranch. The Bickford Ranch Oak Woodland Conservation and Revegetation Plan is a model to be shared with others.

Construction of the proposed residential units, golf course and associated community

facilities for the Bickford Ranch project would remove approximately 10,653 oak trees of the approximate 78,700 on the property. As a mitigation measure of the Environmental Impact Report and Specific Plan for the project, the applicant will implement this conservation plan to replace oak trees removed as a result of construction of improvements and to rejuvenate the woodland.

GOALS

The overall goals of this Conservation Plan are to enhance and enrich the woodland ecosystem values which will result in a net gain of habitat values for the property. Bickford Ranch will use the information provided by this plan to conserve the maximum number of healthy, mature oak trees in the project area and to reduce, to the greatest extent possible, the number of mature oak trees lost due to implementation of the Bickford Ranch project. Although mitigation does not compensate for future impacts on a "no loss" basis, it does address the conservation of this valuable resource, contributing to the maintenance of a healthy and balanced ecology on the site. The long term survivability of the oak species is enhanced with the replanting program given the existing lack of young trees within Bickford's mature woodland.

Project Objective

The overall objective of the project is to achieve the maximum possible long term private and public benefits with the removal of no more than the minimum required number of oak trees while conserving the remaining resources. A key goal of this plan is to establish a measurable success criteria, a means for monitoring and managing the transplanting and preservation program. On a larger scale, this also contributes to sustaining and enhancing the diversity of the overall habitat.

Project Goals

- Utilize a scientifically sound ecosystem approach to enhanced biodiversity.
- Plant and reestablish younger age classes of trees to result in no net loss of habitat values with a young healthy oak woodland.
- To develop and formulate the most appropriate measures to promote the maximum compatibility between onsite natural resources and residential development.
- To establish an on-going dialogue between schools, Placer County, other government agencies and nature interest groups such as the Audubon Society. To provide the mechanism by which these organizations can contribute to an adaptive and evolving conservation program in the development period and later with the Home Owners Association (HOA).
- To establish plan components that will promote conservation and management of existing resources on site as part of a larger ecological system.
- To fulfill the Placer County General Plan Policies included in Section 1 - Land Use, Section 2 - Housing, Section 3 - Transportation and Circulation, Section 4 - Public Facilities & Services, Section 5 - Recreation and cultural, Section 6.D - Natural Resources, and Section 8 - Public Safety.

RESOURCE MANAGEMENT

Mitigation for the removal of oak trees shall incorporate long-term management of natural resources and biodiversity within Bickford Ranch. Resource management will ensure the survivability of both oak trees and oak woodlands, plus provide an integrated approach to improving, promoting young growth and enhancing the overall ecosystem on the project site. The purpose of this mitigation is to improve the quality of the habitat for a diversity

of plant and animal species that use oak woodland habitat and to perpetuate the woodland. The tools guiding the resource management effort would be: (1) mitigation reporting and monitoring plan; (2) developing and conserving suitable habitat for a diversity of plant and animal species that would support native oak tree mitigation efforts; (3) provide sound fuel management guidelines for fire safety; and (4) a useful framework in which mitigation practices for Bickford Ranch may be shared with academic and public resources agencies.

All oak trees removed with the project would be replaced at a 2:1 (replacement:removal) ratio using native oak trees grown from acorns collected on site or in the immediate vicinity. All trees shall be planted within two (2) years of removal for site grading. The project site plans shall identify the locations for planting of oak tree groves and interplanting within the existing woodland. The location of all planting sites shall be coordinated with the selected qualified arborist. Sites shall include physical buffers protected by easements including designated open space areas which preclude future development that may require removal of mitigated plantings or loss of habitat. Details of mitigation reporting and monitoring are discussed under *Plan Components*. (See Appendix, Figure 1.)

Mitigation for removal of oak trees shall also include improving existing oak woodland habitat to support a diversity of onsite plant and animal species that are indigenous to native oak woodlands. Mitigation shall include selection of mitigation sites that have the highest potential for propagation and for providing nesting and/or raptor habitat for birds. Other native plant species and native grasses shall be selected for planting to enhance the habitat based on soils, site conditions and drainage.

The conservation plan shall be developed and implemented in cooperation with resource management agencies and academic programs in Placer County in order to provide useful public research information. Cooperative efforts shall be developed with the California Department of Fish and Game, The USDA Natural Resources Conservation Service, the

California Department of Forestry and Fire Protection, and research programs from the University of California Cooperative Extension. Technical aspects of project mitigation that shall be shared are:

- success/failure rate of oak tree propagation
- growth and establishment of oak seedlings
- the control of soil erosion.

Research issues shall include growth and development effectiveness of oak woodland habitats, and conservation of water resources. Input from these organizations and institutions shall be used in revising and refining the ongoing mitigation monitoring program. Educational opportunities shall be pursued with the interested conservation organizations and implemented at the onsite educational center. The onsite facility located in the community park natural openspace area will include descriptive materials, diagrams, dioramas and printed materials. Outreach from the Center will include self-guided tours, interpretative information, and hiking trails within the surrounding natural openspace areas on the project. Information will be available to schools and interested groups also. Specifically, the educational program is to develop awareness among the home owners and the public of the critical issues, namely, fuels management, woodland and woodland health, water quality and quantity, and wildlife habitats on Bickford Ranch.

POLICY IMPLEMENTATION

The policy behind this conservation plan has been developed to improve the quality and quantity of woodland resources so it can coexist with this project. The mitigation will be developed with both long and short term goals and will extend beyond the 2:1 (replacement:removal) ratio. The Conservation Plan will establish a prudent conservative design to save and enhance resources without compromising one for the other. The goal will not only be to mitigate for the loss of trees, but to enhance the habitat on an ecosystem basis as a whole.

The conservation plan will have a straightforward scientific approach that will work toward conservation of habitat resources and diversity from the ground up, while integrating the combination of set-asides and development areas. The design shall:

- Develop partnerships with local, State, and federal agencies and private interests groups involved in conservation and management of woodland resources.
- Emphasize this plan as a cooperation rather than compulsory requirements placed by the government.
- Emphasize protection and enhancement strategies to minimize resource impacts.
- Encourage the development of new technologies and knowledge towards both mitigation and maintenance of woodland resources.

Objectives and Management/Administration of Mitigation

The objective of mitigation is to reduce significant impacts associated with oak tree removal to a level less than significant. The primary objective upon completion of construction, is two-fold: (1) to assure the successful establishment of a 2:1 (minimum) oak tree replacement within the project area; and (2) ensure survivability of newly planted oak trees and (3) ensure that pre-construction oak trees are left a suitable environment to thrive. Agencies that will be consulted throughout the mitigation and monitoring period will include Placer County (qualified arborist), the State Department of Forestry, California Department of Fish and Game, and Caltrans. The purpose of agency dialog is to provide data for ongoing agency research, and assess the need for refinements to mitigation based on changes in existing site uses and conditions. At a minimum, a meeting reporting on these issues shall be conducted annually for 5 years following planting. In addition an annual inventory and inspection, surveys may be conducted by Placer County (qualified arborist) in order to document the growth and condition of all oak trees planted.

Mitigation Site Characteristic Requirements

Successful implementation of this Conservation Plan requires that the mitigation sites within the Bickford Ranch property provide topographic and soil characteristics conducive to the growth and establishment of oak trees and associated species. One of the most important physical characteristics is aspect. Aspect is the direction or exposure towards which a slope faces. Mature stands of oak trees are usually found on north and east facing slopes. These aspects have cooler, moister environments than south and west exposures. It should be noted that oaks will grow on all aspects if proper care is provided. The following site selection factors shall be considered for all potential mitigation sites:

- Slope Aspect. Within mitigation areas, preference will be given to north and east facing slopes for tree planting. These aspects provide cooler and moister environments in which to establish oak resources.

- Soil Conditions. All sites shall have an onsite evaluation plus a laboratory soil analysis conducted to identify specific limiting factors to plant oak trees. Based on soil analysis, soil amendments may be provided to correct nutrient or chemical imbalances. Some existing soils are rocky and provide little suitable growing substrate. Only identified suitable soil areas will be utilized for planting.

- Accessibility. Post construction site accessibility will be a factor in locating areas of planting new oak trees. All sites shall contain adequate access for maintenance and monitoring.

- Water Availability. Water availability for irrigation shall be considered in site selection. Sources of raw water will include onsite ditches.

Ecosystem Development or Enhancement. Sites will be selected that have the potential for developing new oak woodland ecosystems or enhancing existing ecosystems. The existing mature or geriatric woodland shall be interplanted to provide a continuity to the woodland. Existing isolated or fragmented sites shall be either avoided or expanded into meaningful areas based on suitable site characteristics.

Fire History. Past land management practices including mining, grazing, grassland planting, and continued fire suppression have created a non-natural ecosystem on the property. Annual grasses (oats, cheat grass) and annual broadleaf species (star thistle) now dominate the site. Research shows that these annual species are very effective in capturing and utilizing soil moisture, much to the detriment of the oak seedlings. Historically, the grassland species mix were less aggressive and was dominated by less competitive perennial species. Periodic fires provide a needed cleansing and rejuvenation of the vegetation by elimination of dead and dense vegetation, nutrient recycling and favoring the native species. This Conservation Plan takes an ecological approach and considers fire as a tool to revegetation and woodland improvement to best overcome these historic practices and reestablish a young age class component to the woodland. This strategy integrates with the California Fire Plan and CDF Forest Stewardship Program and the Placer County General Plan Policy 6.D.11.

Tree and Shrub Species

Tree species shall be focused on the native oaks found on the site plus the various riparian species. Appendix Table 1 lists the various tree and shrub species proposed at Bickford Ranch. Actual planting sites shall determine species or species mix for a given area. Both shrub and tree species shall be planted and maintained in similar maneuvers.

Seed used for mitigation planting shall be local and adapted to Placer County soil and climate conditions. This will help ensure that the planting stock has genetic strength and will survive local conditions. Should poor local seed crops be encountered, seed from outside the immediate area will be used, if approved in writing by the qualified arborist.

Other native tree species that compliment oak woodland ecosystems will be used to enhance overall mitigation efforts and provide a diversity of habitat. Sites shall be selected that provide the maximum survivability potential for all tree species.

Planting Stock Sizes

All replacement trees shall be planted within two (2) years following removal. A variety of replacement oak tree container sizes is not recommended for the Conservation Plan. Instead, only revegetation size stock (2x2x10 inches container) shall be planted in wildland areas. Utilizing revegetation size stock allows the seedling to develop a naturally formed root system capable of supporting the tree after maintenance is removed. Utilization of smaller stock also allows the crowns to develop naturally and not dependant on stakes or support. Studies have clearly shown that although the trees are smaller at the time of planting, over time in natural settings, the smaller size stock will surpass a larger size.

At a minimum, the following specifications shall apply to the Conservation Plan.

- All oak trees approved for removal during site preparation shall be replaced within two years of removal. The oak trees shall be replaced at a minimum ratio of 2:1 with reforestation size stock. A guaranteed minimum survival rate of 80 percent at the end of a 5 year establishment period will assure the long term survival of the seedlings and regeneration of the woodland. If the 80% of survival is not achieved at the end of the 5 year period, replanting and continued monitoring will be conducted.

- The planting hole will be oversized and backfilled with loose friable native soil. Trees

shall be heavily mulched with recycled tree trimmings or straw and planted to proper depth.

Agriform brand fertilizer tablets or an approved equivalent will be placed in each planting hole. the tablet shall be placed to the side of the root wad at approximately three fourths of the root depth. Reforestation-sized plants shall receive two (2) 21 gram tablets each at the time of planting. These tablets are effective for approximately 5 years.

Figure 1 depicts proposed planting areas. Individual planting spots shall be located with random, natural appearing placement. Nonirrigated plants shall be installed in the fall after sufficient precipitation has moistened the soil to a minimum of 12 inches. This will allow time for suitable root development prior to the onset of summer drought conditions. The normal planting season for nonirrigated plants ranges between mid-November and mid-March. Irrigated plants may be planted at any time of the year. During the dry season, all planting spots shall be thoroughly wetted before planting.

Maintenance and Monitoring

The 5-year maintenance and monitoring program shall be implemented for each oak tree and other habitat conservation species planted. The time period for maintenance shall begin at the time of planting. Maintenance of the planting areas shall include biannual fertilization with a slow release fertilizer, spring and summer weed control and replacement of damaged or dead plants. Irrigation systems will be regularly monitored by Bickford staff to detect and correct any problems and assure growth and survival of the oak seedlings.

In addition, the monitoring program shall collect survival and growth data plus provide photographic documentation. Representative permanent photo points shall be established and staked for the determination of oak tree conditions. Color photographs shall be taken

annually (at a minimum) to document typical oak tree growth and establishment. Representative photos will be included in each annual inventory report.

Irrigation Specifications

Drip irrigation shall be supplied with water from acceptable sources. The emitters used in drip irrigation have extremely small openings through which the water passes. These small openings may become clogged if clean water is not used. To assure proper operation a filter must be installed to prevent clogging; the filter must be between 150 and 200 mesh. If line pressures exceed 60 pounds per square inch (psi), the filter will be installed downstream of a pressure reducing valve to prevent damage to the filter, the emitters and the lines.

Irrigated trees shall receive a deep watering with a minimum of 1 gallon of water per week.

Standard one-gallon/hour Vortex emitters shall be used requiring a minimum watering time of 1 to 5 hours per week. To provide consistent watering schedules, battery operated controllers and electric valves shall be used to automate all irrigation system(s).

Conventional one-half inch polyethylene tubing will be used for the drip distribution lines. Supply lines shall be schedule 40 PVC pipe. Pipe sizing shall be dependent upon the number of plants and the amount of water required for each planting area. To reduce line pressure losses tubing lengths shall not exceed 1500 feet. Tubing will be installed above ground and pinned in place with heavy wire staples. Emitters shall be placed approximately 6-12 inches away from the plant on the uphill side. Wire staples shall be placed to anchor the emitter.

HABITAT DIVERSITY PROGRAMS

Additional habitat conservation efforts are proposed in the open space areas on the Bickford Ranch. Historic land management practices caused the present degraded habitat

conditions. For example, pockets of suitable cover will be developed for the California valley quail if cover is the limiting factor for the species. These pockets can then be augmented with food and cover plants included in the landscape planting. Enclosure fencing may be included to reduce predator access.

Habitat Inventory

The dedicated openspace areas of Bickford Ranch will be inventoried to determine the need and opportunities for added planting and habitat development. Sites degraded from past use or invasion of undesirable species (e.g. star thistle) will be identified, categorized, and prioritized based on microsite characteristics. The soils in particular areas at Bickford Ranch may limit successful habitat conservation and development. Access for installation and maintenance is also a criteria in order to minimize site disturbance. These and other factors will determine both the suitability and desirability of a given area.

Avian Habitat Enhancement

An avian habitat improvement program will be implemented to overcome limiting factors for native bird species including raptors. A close liaison is being developed with wildlife biologists from the California Department of Fish and Game (CDFG) to complete site assessments, secure proper design of improvements such as nesting boxes and quail escape cover. Limited areas of treatment will be developed throughout the openspace areas. A descriptive educational display will be installed in the educational center. Opportunities for homeowner cooperation will be included in this program. Landscaping with food and cover species of plants can provide significant values to local populations.

Fuel Management

A fire safe fuel management program will be developed in concert with the Fire Safe Council, the California Department of Forestry and Fire (CDFF) and Placer County General Plan Policy 6.D.11 regarding prescribed burns. Specifically, the Forest Stewardship Program is designed to provide information and assistance to landowners and communities for fuels management and watershed protection. A liaison has been developed between CDFF professional staff and the Bickford Ranch Registered Professional Forester. Fuel management practices including controlled burns will be investigated and included in comprehensive initial plan. Maintenance guidelines including thinning, pruning and weed removal will be included. The fuel management program will be integrated into the overall CRP to avoid conflicts with habitat development and planting program.

Institution Cooperation

A closely linked program will be developed with the University of California Cooperative Extension (UCCE), UC Davis, and Sierra College. Educational opportunities, cooperative research and mutually synergistic programs will be researched and developed. In particular, the UCCE program on oak research and regeneration may offer excellent opportunities to incorporate research and habitat improvement in the site planning and development process. CalTrans work along Highway 193 and oak tree mitigation on the Bickford Ranch can work together to improve oak density and planting sites. The US Golf Association and the Wildlife Habitat Council (WHC) can be involved in areas where the golf course meets the open spaces. Wildlife utilization of the course can be both beneficial and detrimental. Deer browsing, rodent burrowing and goose grazing can be detrimental, however, such wildlife use is often appreciated by the homeowners. Hence, a mutually beneficial program will be developed to enhance the wildlife values in concert with the development program. The following criteria will be achieved:

- Prepare an inventory of dedicated open space areas to determine the need for oak tree establishment. All candidate areas shall be mapped and categorized according to their need, suitability for oak tree establishment, potential planting area and long term survivability. This information shall be used to develop a project-wide oak tree replacement program.
- Develop an avian habitat improvement program including planting food species and developing nesting and cover habitat features.
- Develop a fire safe fuel management program to assure the immediate and long term fuel management considerations for the safety of the residents and the structures. Coordinate closely with the local and state fire agencies. CDF has established a working relationship with the Bickford Ranch consulting forester to develop and implement the program for the ranch.

- The Placer County General Plan, Goal 6.D states, "To preserve and protect the valuable resources of Placer County." This CRP fully meets the applicable policies in this and other sections set to achieve the goals.

With the implementation of the Bickford Ranch Oak Woodland Conservation & Revegetation Plan, the overall goals of reestablishment of the woodland and the habitat values will be achieved. Utilizing a scientific approach based on ecological principles, and the successes achieved through this approach. This Plan will be a model for projects in Placer County.

APPENDIX

TABLE 1
RECOMMENDED SPECIES LIST

SPECIES RECOMMENDATION LIST

TREES	
interior live oak	<i>Quercus wislizenii</i>
valley oak	<i>Quercus lobata</i>
blue oak	<i>Quercus douglasii</i>
California sycamore	<i>Platanus racemosa</i>
willows	<i>Salix spp.</i>
Fremont cotton wood	<i>Populus fremontii</i>
California buckeye	<i>Aesculus californica</i>
big-leaf maple	<i>Acer macrophyllum</i>
flowering ash	<i>Fraxinus dipetala</i>
SHRUBS	
scrub oak	<i>Quercus dumosa</i>
bush poppy	<i>Dendromecon rigida</i>
western raspberry	<i>Rubus Leucodermis</i>
California wild rose	<i>Rosa spp.</i>
toyon	<i>Heteromeles arbutifolia</i>
red bud	<i>Cercis occidentalis</i>
chaparral pea	<i>Pickeringia montana</i>
deer weed	<i>Lotus scoparius</i>
red berry	<i>Rhamnus crocea</i>
buck brush	<i>Ceanothus spp.</i>
manzanita	<i>Arctostaphylos spp.</i>
blue elderberry	<i>Sambucus glauca</i>

FIGURE 1
MAP, PROPOSED OAK PLANTING AREAS

APPENDIX C

RESOLUTION ADOPTING

DESIGN GUIDELINES

**Resolution will be inserted after
Board action.**

